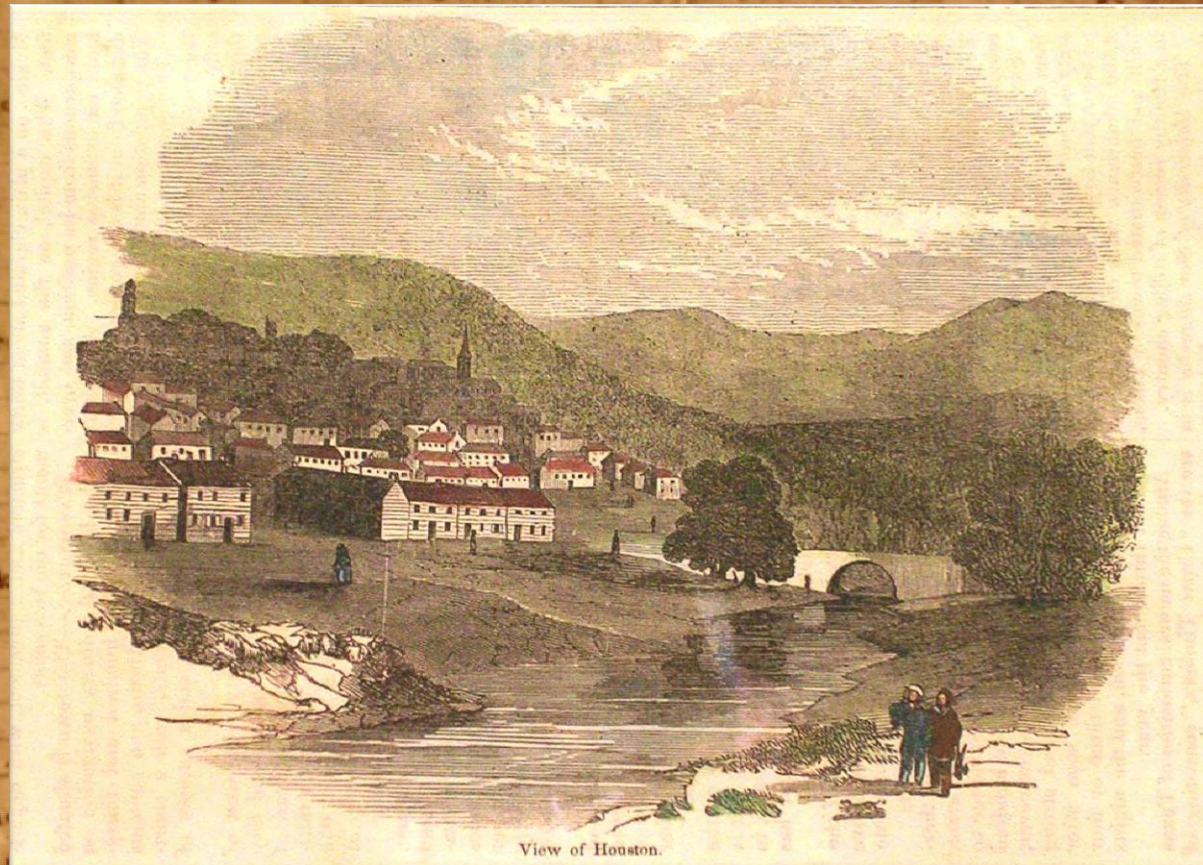


Central Houston Perspective

4th Annual Houston Investor Conference

April 12, 2016



View of Houston.

The original plan of the town of Houston, as surveyed by John H. Borden, was after a previous to the sale of any of the lots, and those who have purchased and who shall hereafter purchase, have and will continue to do so according to the plan of the town, it is hereby presented, and, called, the Houston plan, to testify to the same. Houston - Jan. 18th 1837.

PLAN
OF

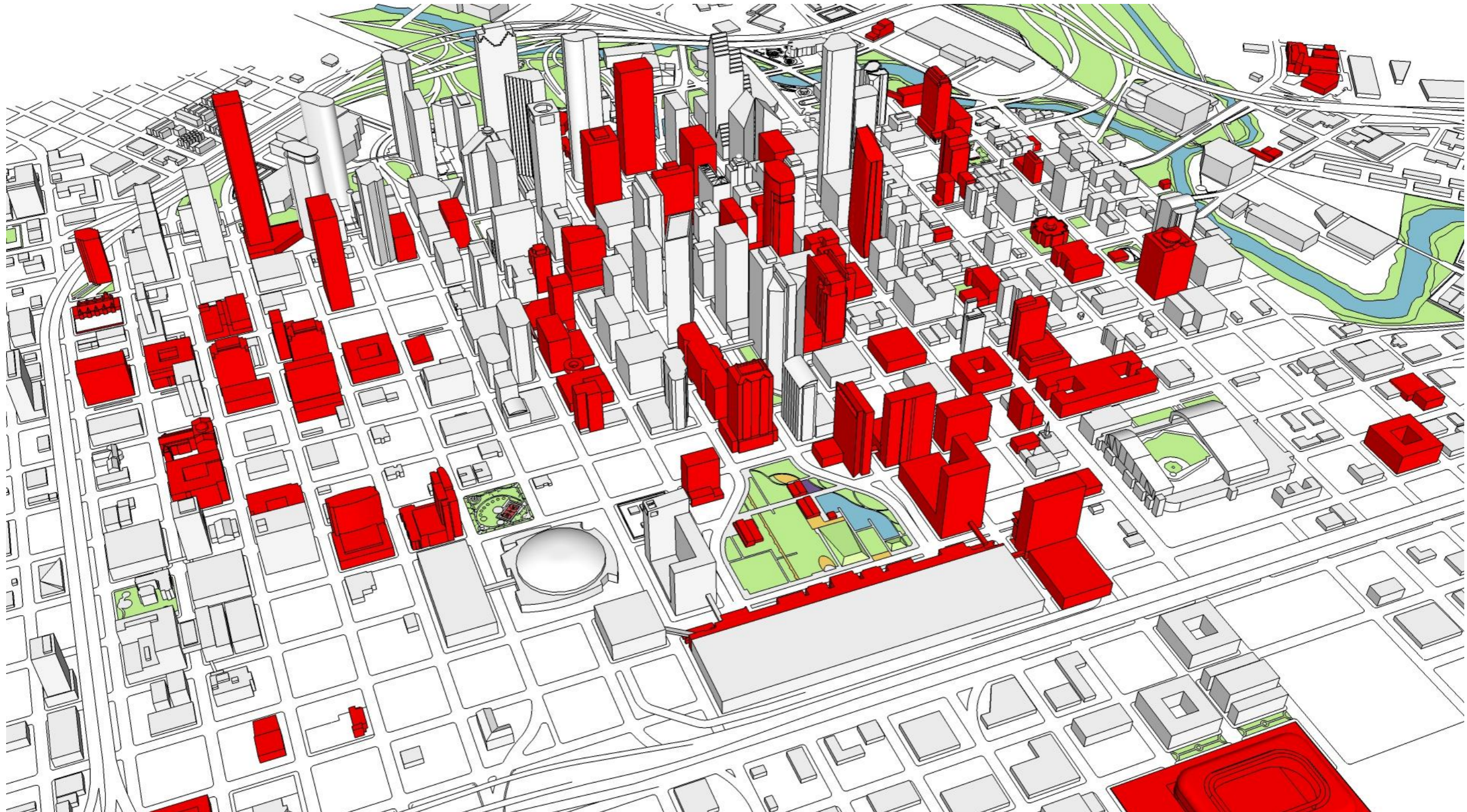
THE CITY OF HOUSTON.

SURVEYED BY G. & T. H. BORDEN.
1836.

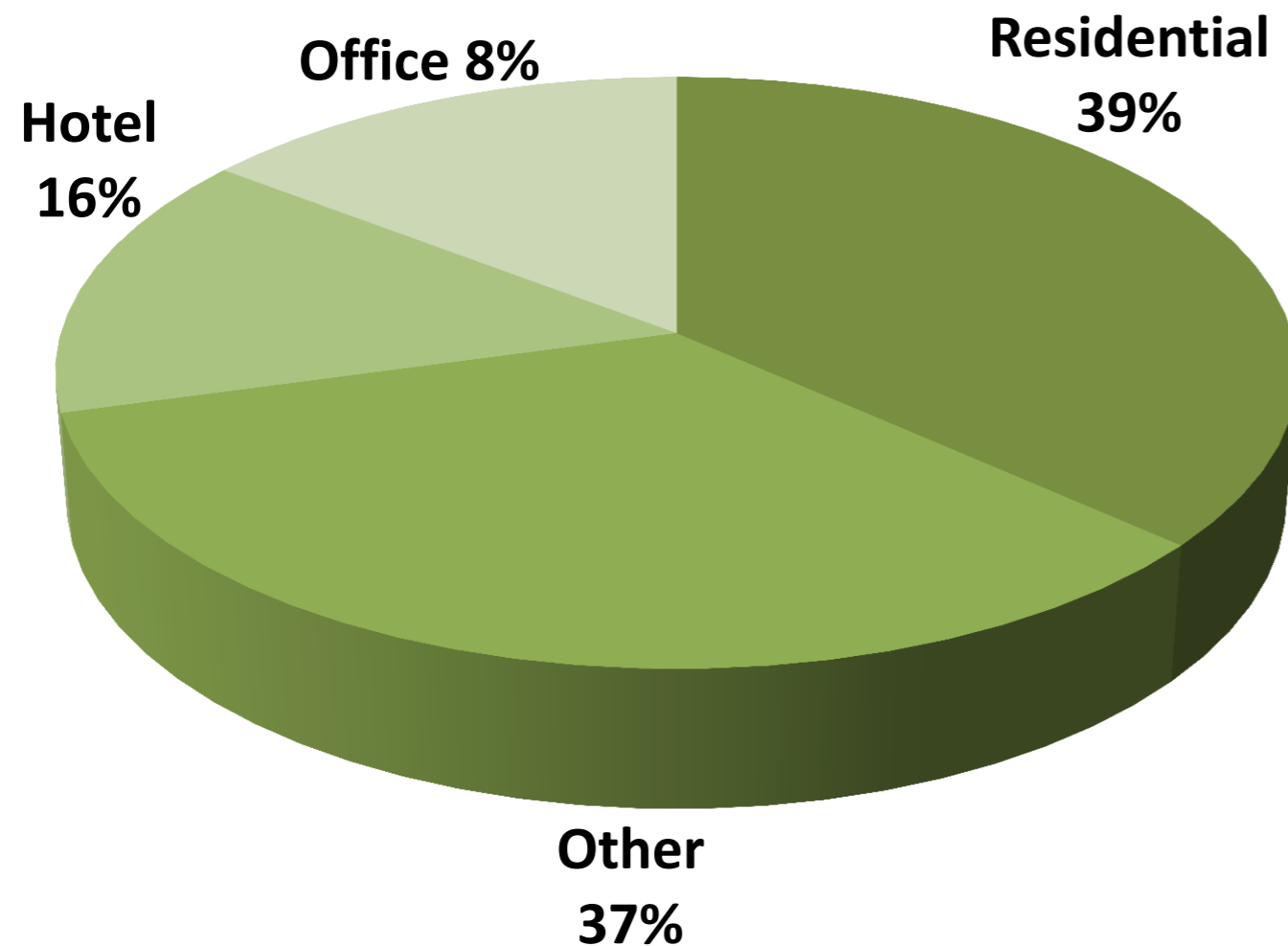




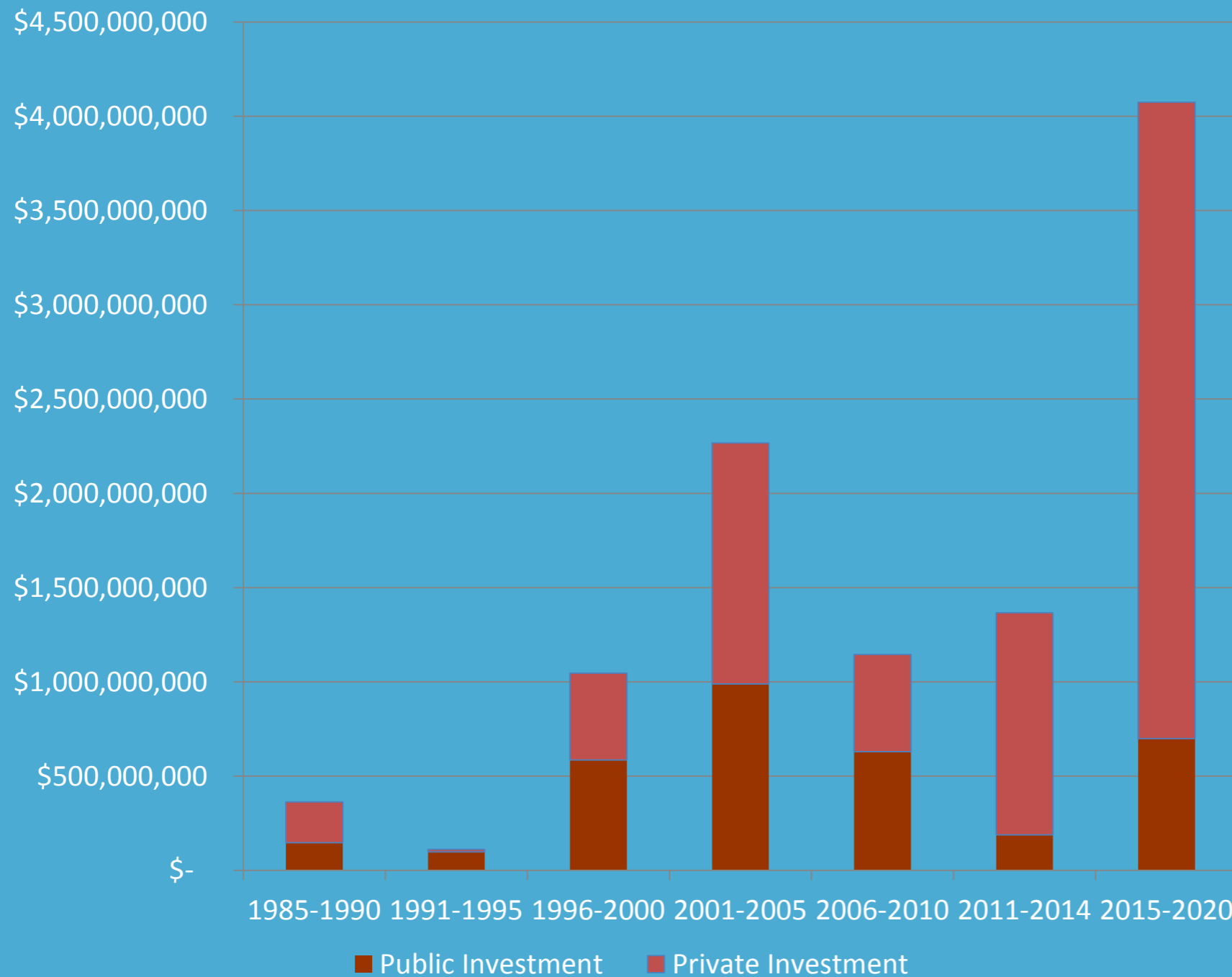
Downtown Development 2007-2018



Unprecedented **Change**



41 downtown
projects under
construction or in the
planning stages



Dramatic Changes

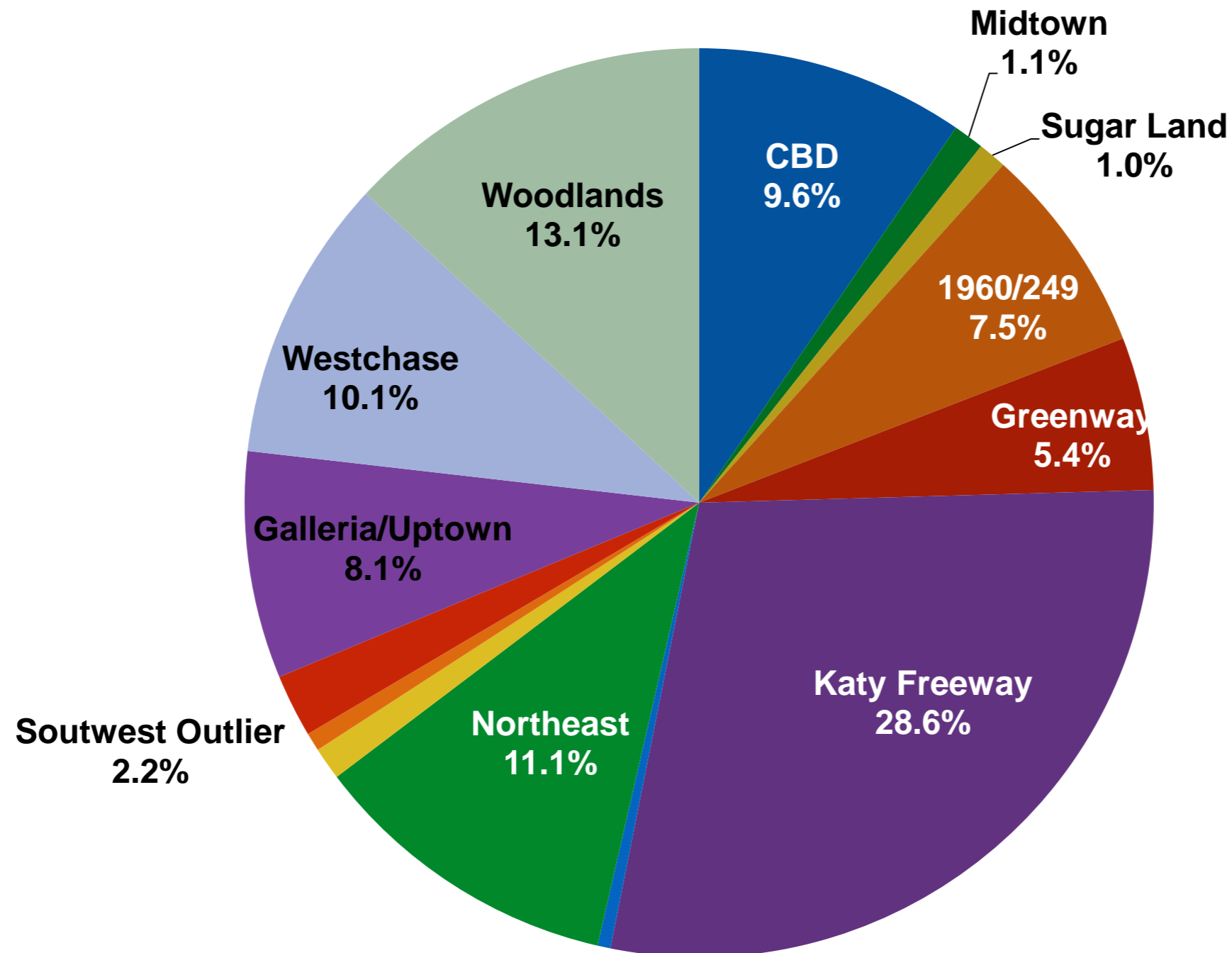
\$6.3 billion of investment completed since 1985

\$2.3 billion in construction

\$1.5 billion planned

Office Development

Office Construction by Submarket



Office Development

1111 Travis

- 1110 Main Partners LP
- Travis/Dallas/ Main/Lamar
- 24 stories
- 475,000 SF
- Move-in April 2016

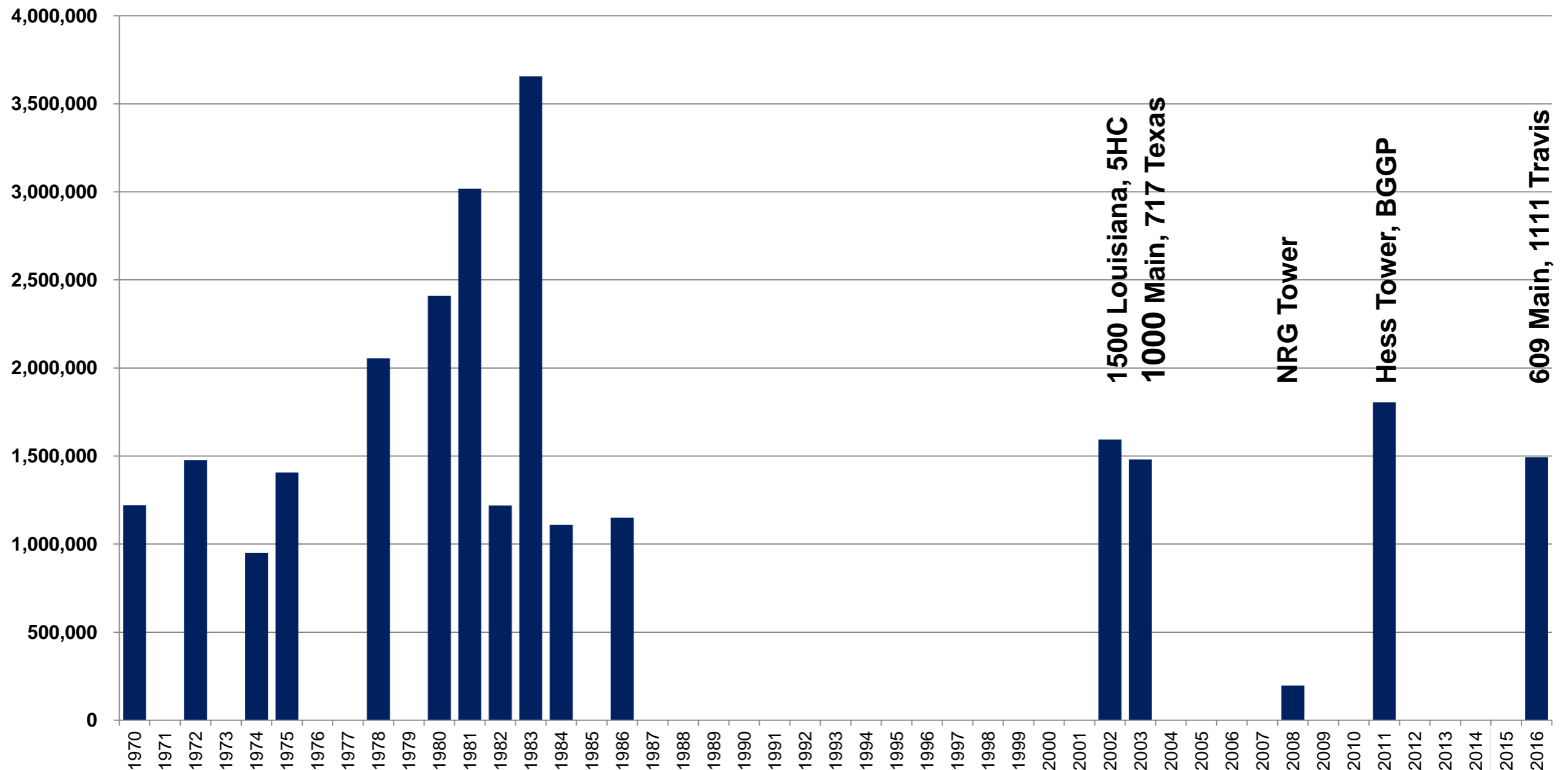


609 Main

- Hines
- Main/Capitol /Fannin/Texas
- 48 stories
- ~1 million SF
- Available December 2016

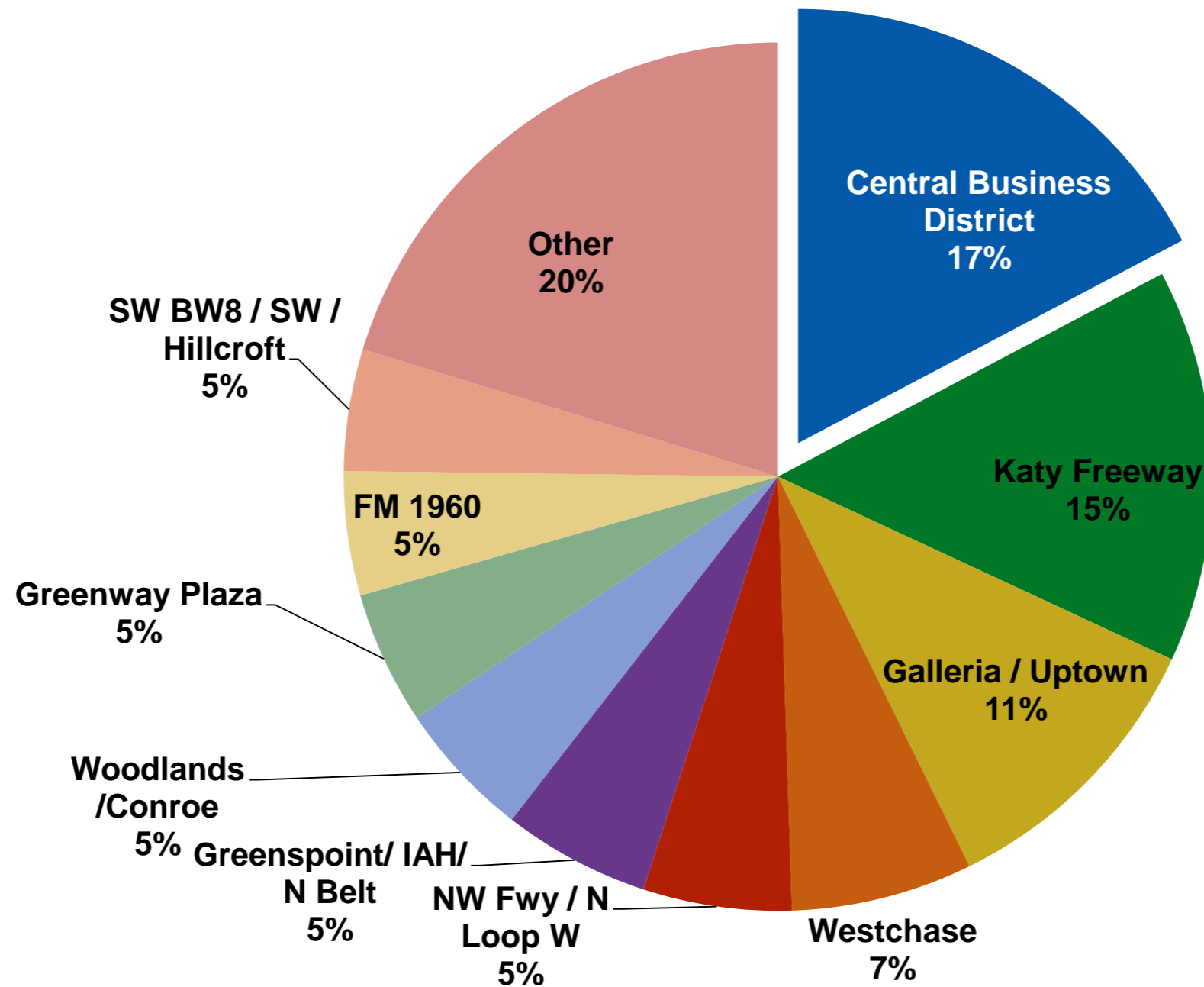


Office Space Constructed



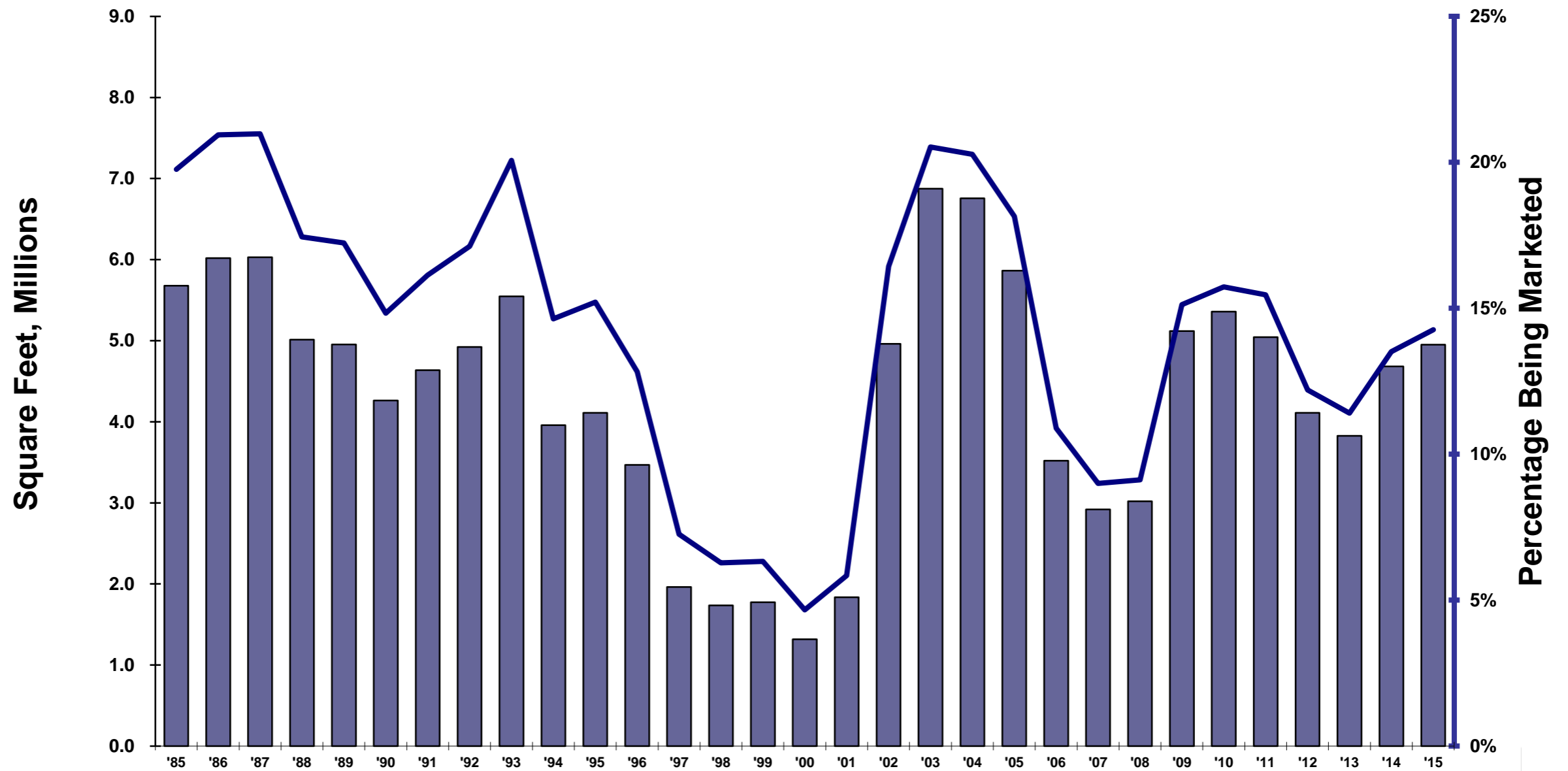
Office Inventory

Houston Office Inventory by Submarket Including Office Under Construction



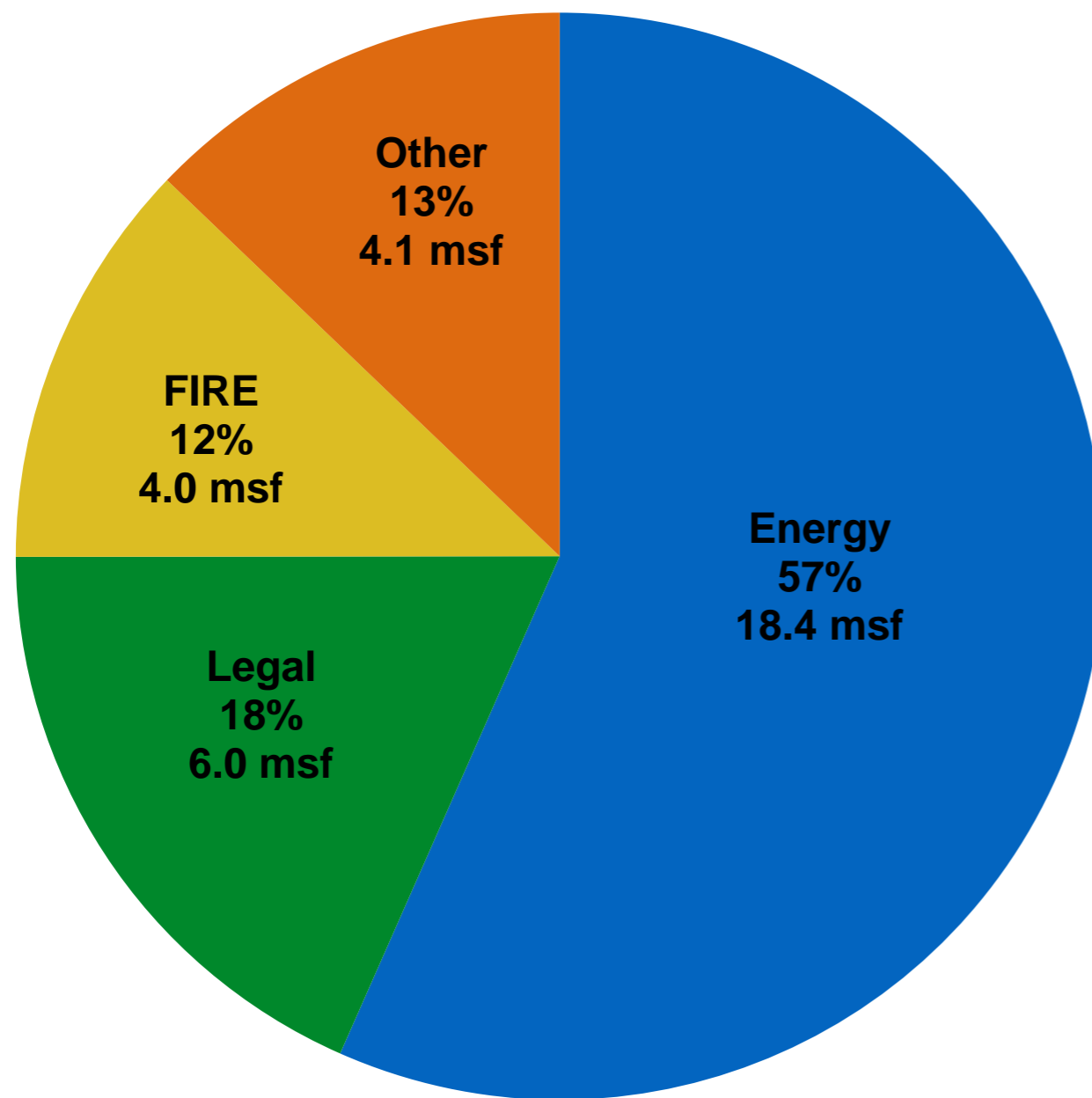
Data source: PMRG
Owner-occupied buildings
excluded

Office Space **Marketed**



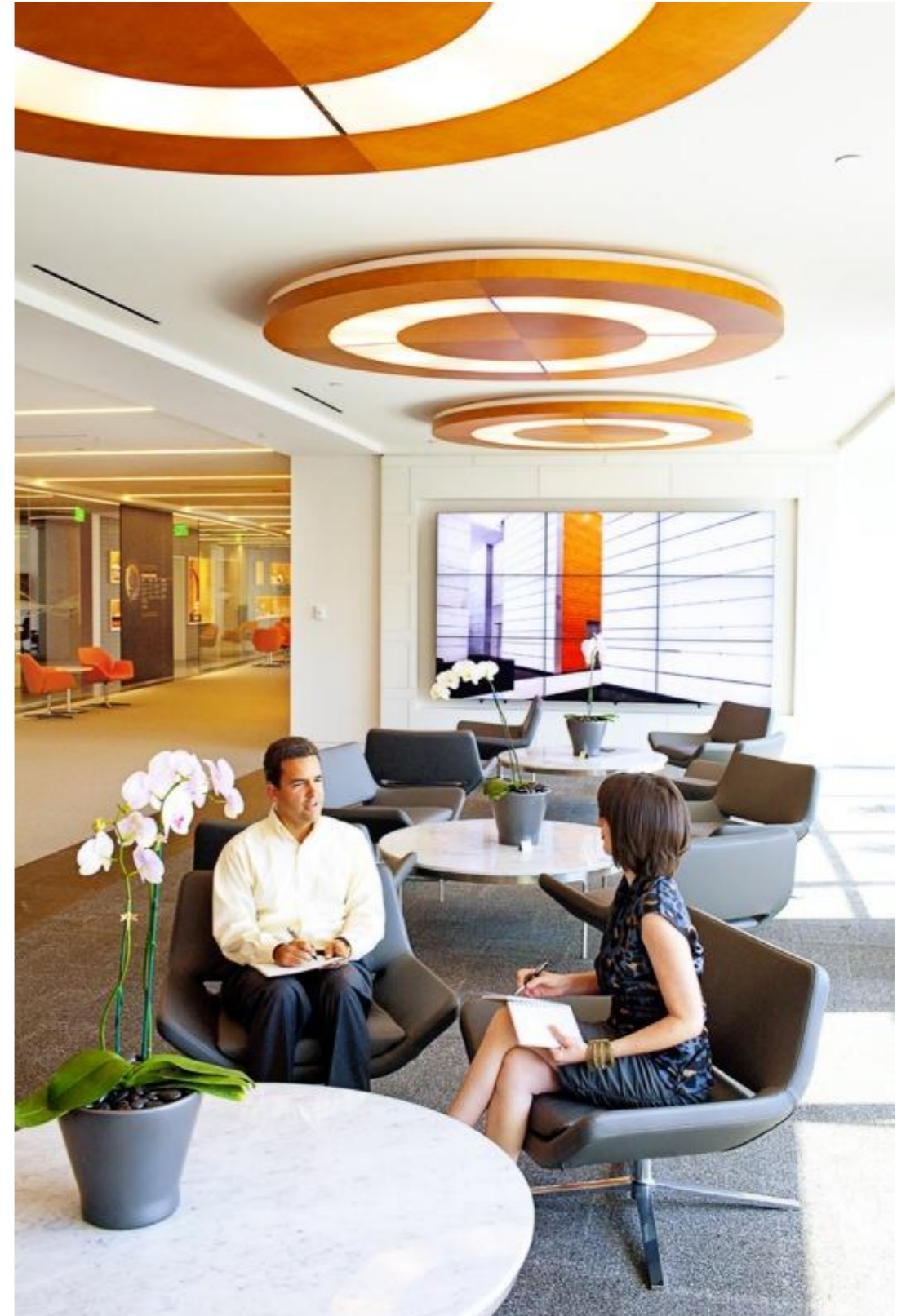
Downtown Office **Tenant Base**

From 2016 Downtown Office Story

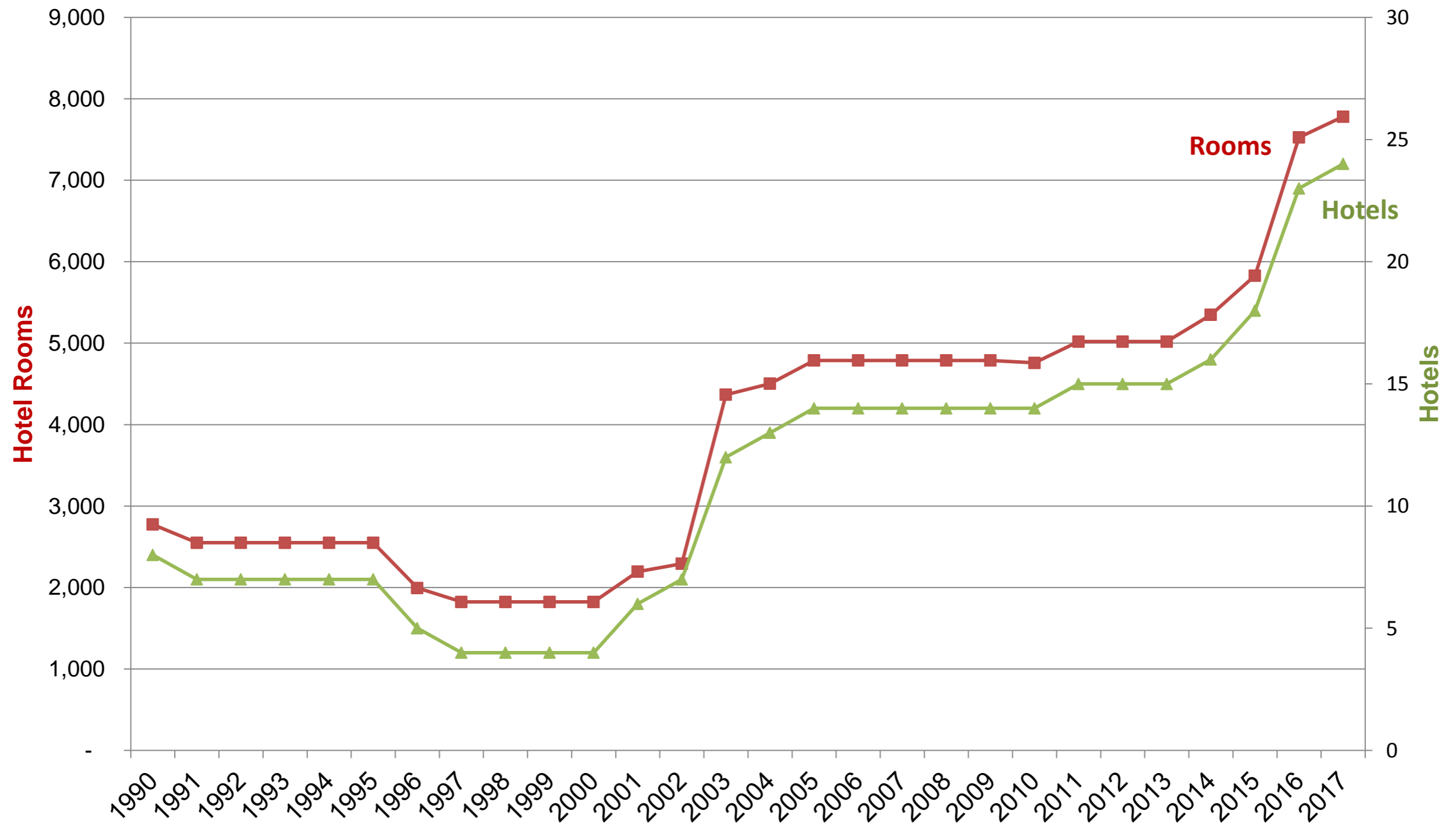


- 32.5 million sf of *leased* space in downtown's Class A and B office buildings.
- Owner-occupied buildings are *included* here: 1500 Louisiana, 1400 Smith, 1111 Travis
- Energy is broadly defined and includes exploration and production, pipelines, utilities and chemical companies.
- FIRE = Finance, Insurance, Real Estate
- "Other" includes companies such as Waste Management and United Airlines

Office **Tenant Base**



Downtown Hotel Development



Hotel Development



Hotel Alessandra

- Midway
- 21 stories, 225 keys
- Completion 4Q16



Hampton Inn/Homewood Suites *Now Open*

- 14 Stories
- Open March 2016
- Hampton Inn: 173 rooms
- Homewood Suites, extended stay 127 rooms



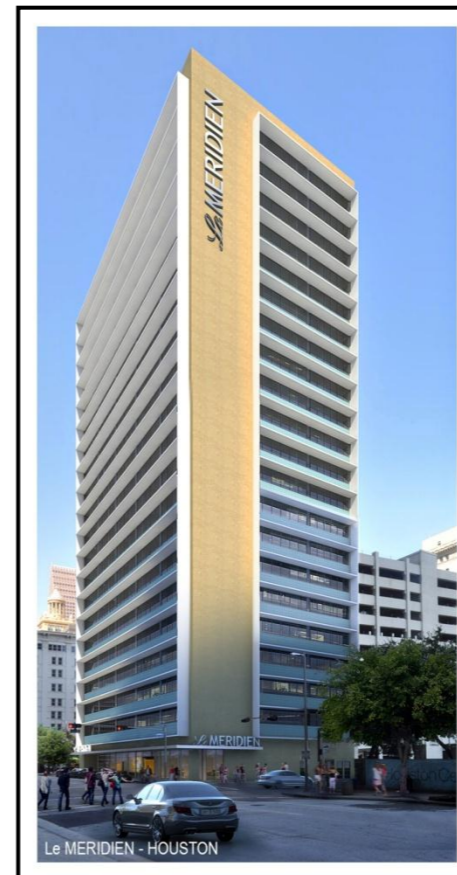
Marriott Marquis

- Houston First Corp.
- RIDA Development
- ~1,000 rooms
- Completion 4Q16



Aloft

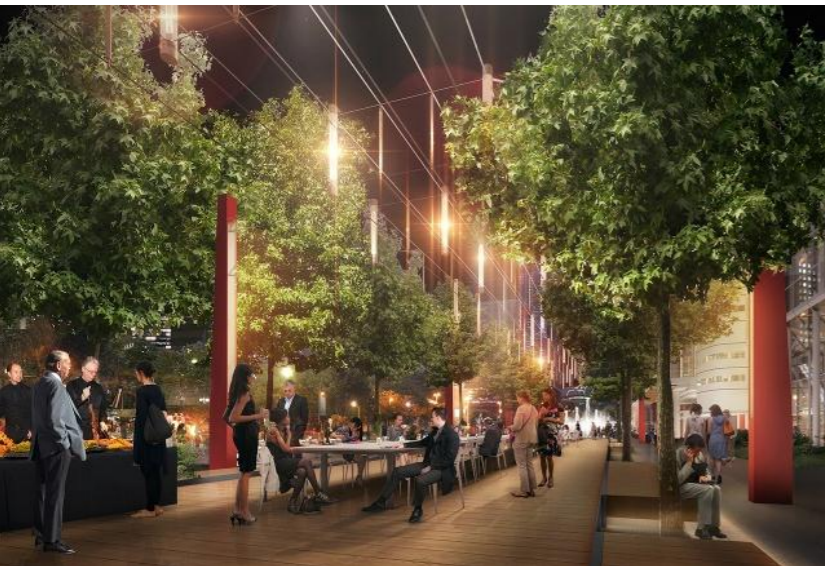
- 172 rooms
- Historic Stowers Building
- Completion June/July 2016



Le Meridien

- Development Services Group, Inc.
- 21 stories, 255 rooms
- 8k sf mtg space
- Rooftop pool/patio
- Ground-floor restaurant/bar

Convention District





- GRB Convention Center
Houston First Corp.
October 28, 2016

- Partnership Building &
GRBCC Garage
Houston First Corp.
July 1, 2016

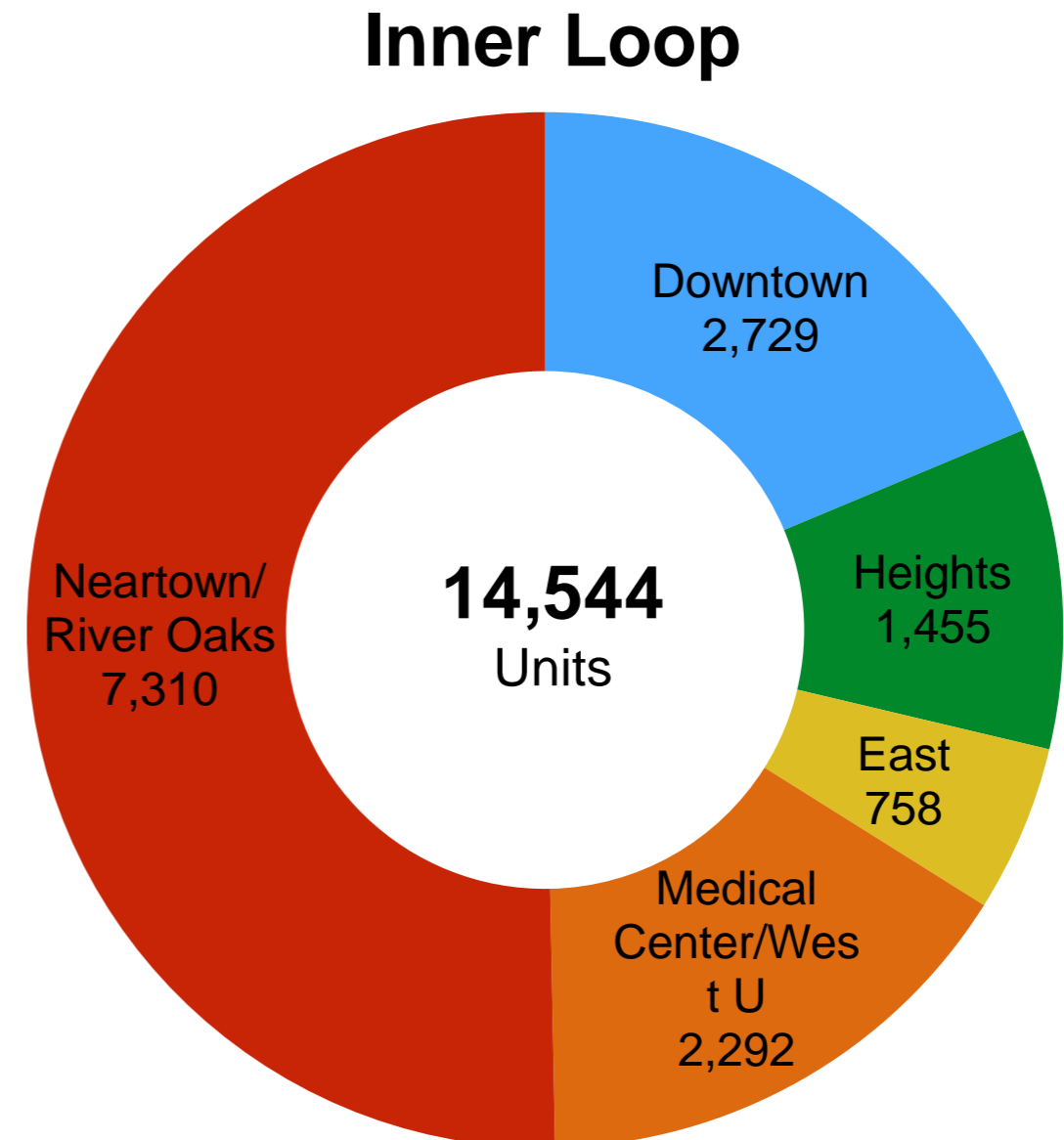
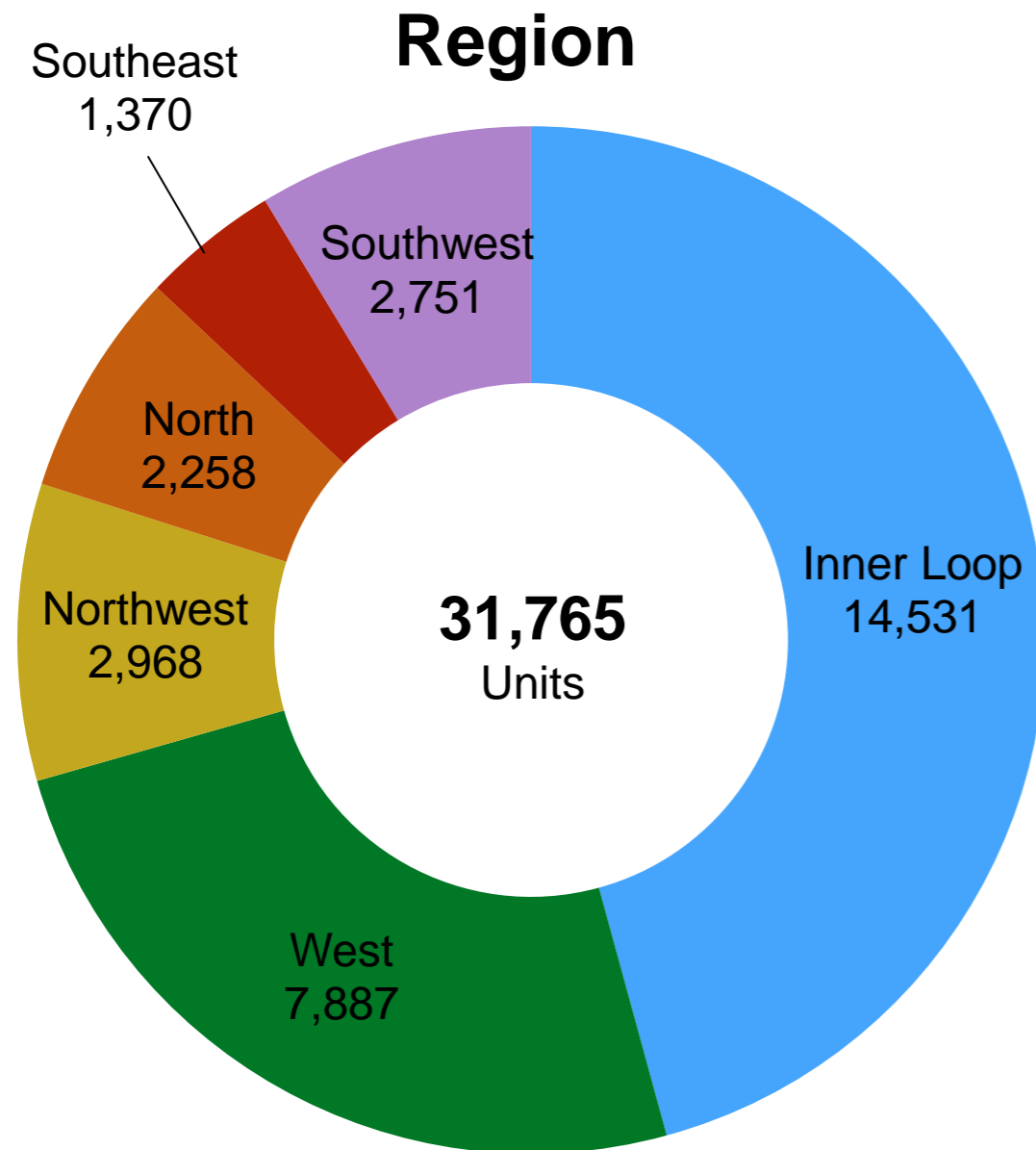


- Marriott Marquis
Rida Development
November 1, 2016

Cultural & Entertainment Place



Multi-Family Construction



Residential Development

2 recently opened, 10 under construction, 7 planned

Current Units	3,299
Under Construction	2,842
Planned	1,767
Total	7,908

SkyHouse Houston

- Novare Group
- 24-story
- 336 rental units
- Opened July 2014



500 Crawford

- Finger Properties
- 7 stories
- 397 units
- Opened March 2016

Under Construction



1111 Rusk

- Provident Realty Advisors
- 16 stories
- 323 units



Catalyst

- Marquette Companies
- 28 stories
- 361 units



Block 334

- Alliance Residential
- 5 stories
- 207 units



The Hamilton

- Resolution Real Estate
- 5 stories
- 148 units



Market Square Tower

- Woodbranch Tower LLC
- 40 stories
- 463 units



Aris Market Square

- Hines
- 32-stories
- 274 units

Under Construction



SkyHouse Main

- Novare Group
- 24-stories
- 336 units



Block 384

- Allied Orion Group
- 8-stories
- 242 units



Alexan Downtown

- Trammell Crow Residential
- 6-stories
- 285 units



Block 365

- Leon Capital Group
- 5-stories
- 220 units

Planned **Residential**

Block 387

- Fairfield Residential
- 10 stories, 290 units

Block 330 & 346

- Camden Property Trust
- 20 stories, 550 units

Marlowe

- Randall Davis
- 20 stories, 100 units

Block 98

- Trammell Crow
- 40 stories, 314 rental units

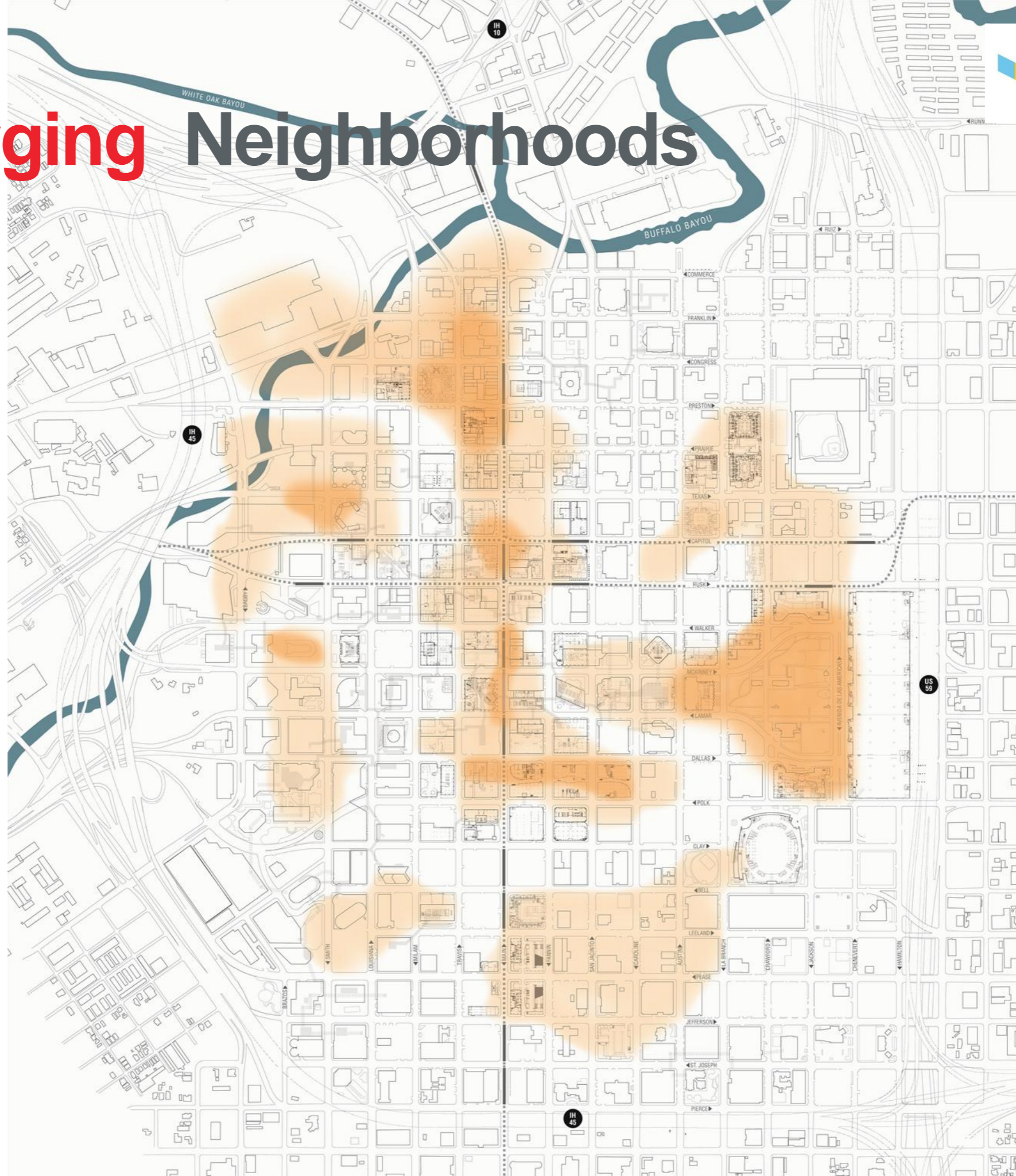
The Cosmopolitan

- Realtex Development Corp.
- 7 stories, 209 units

Block 114

- Marquette Companies
- 24 stories, 304 units

Emerging Neighborhoods













Shopping District





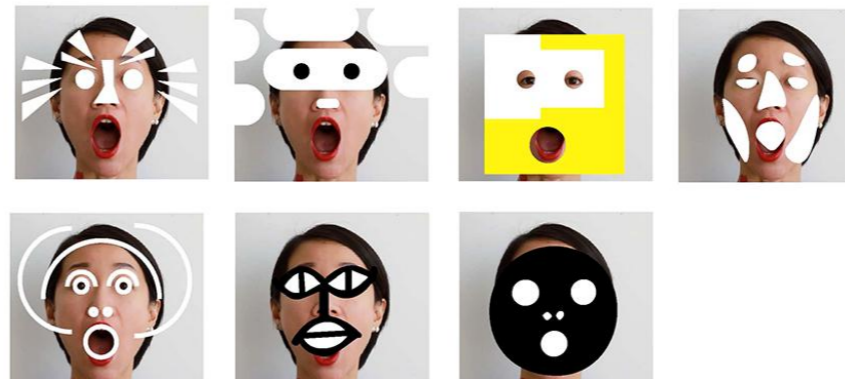
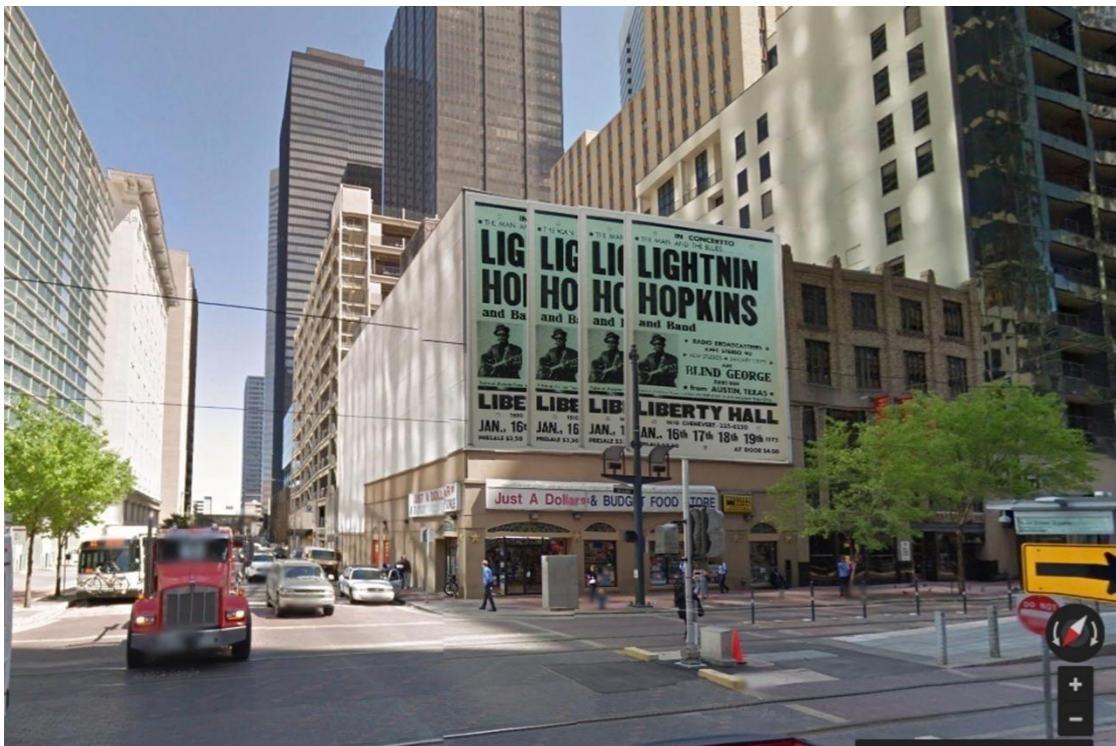
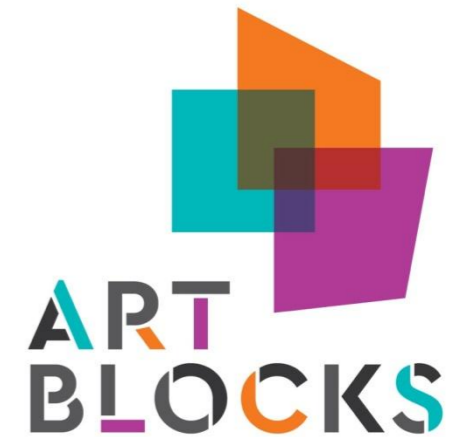
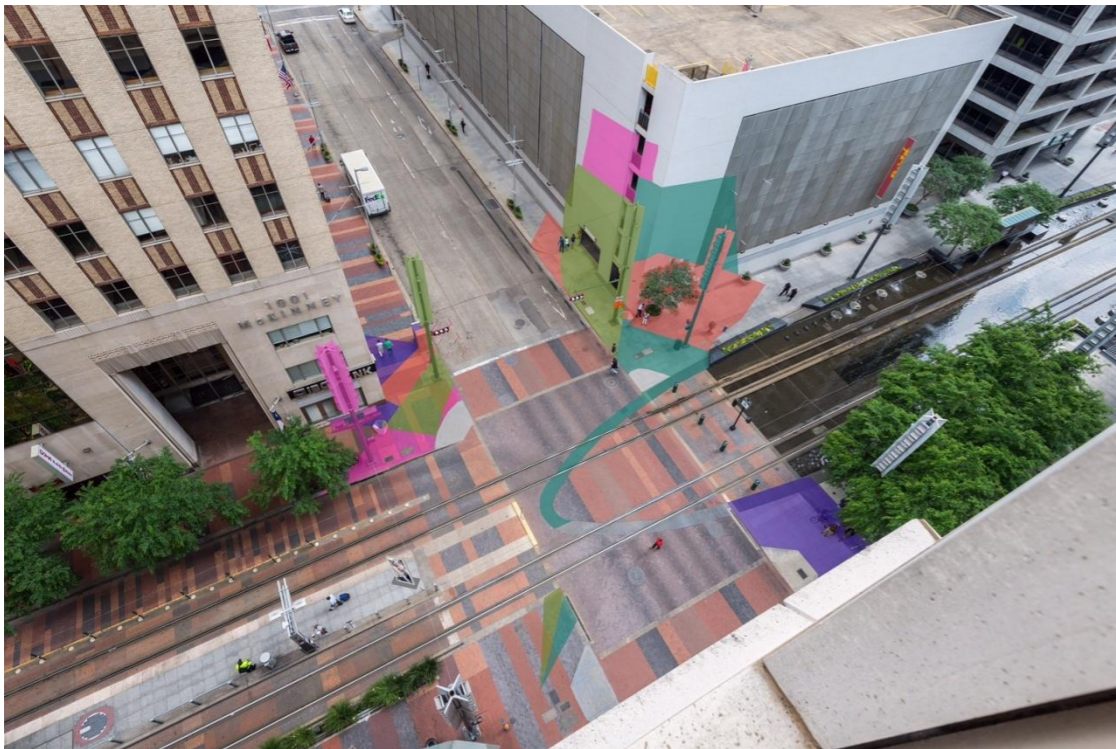








Main Street Square Public Art



Main Street Square Programming

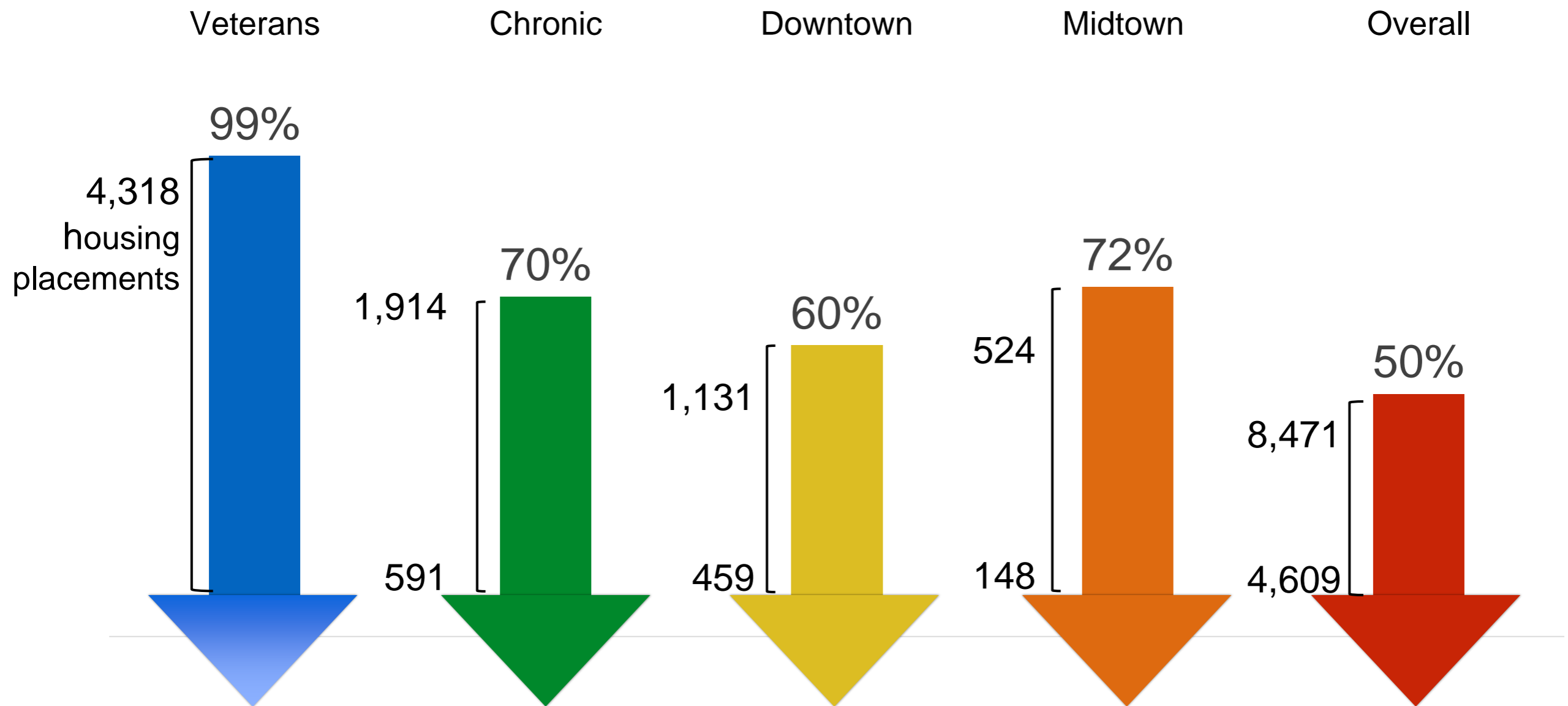


Street Operations

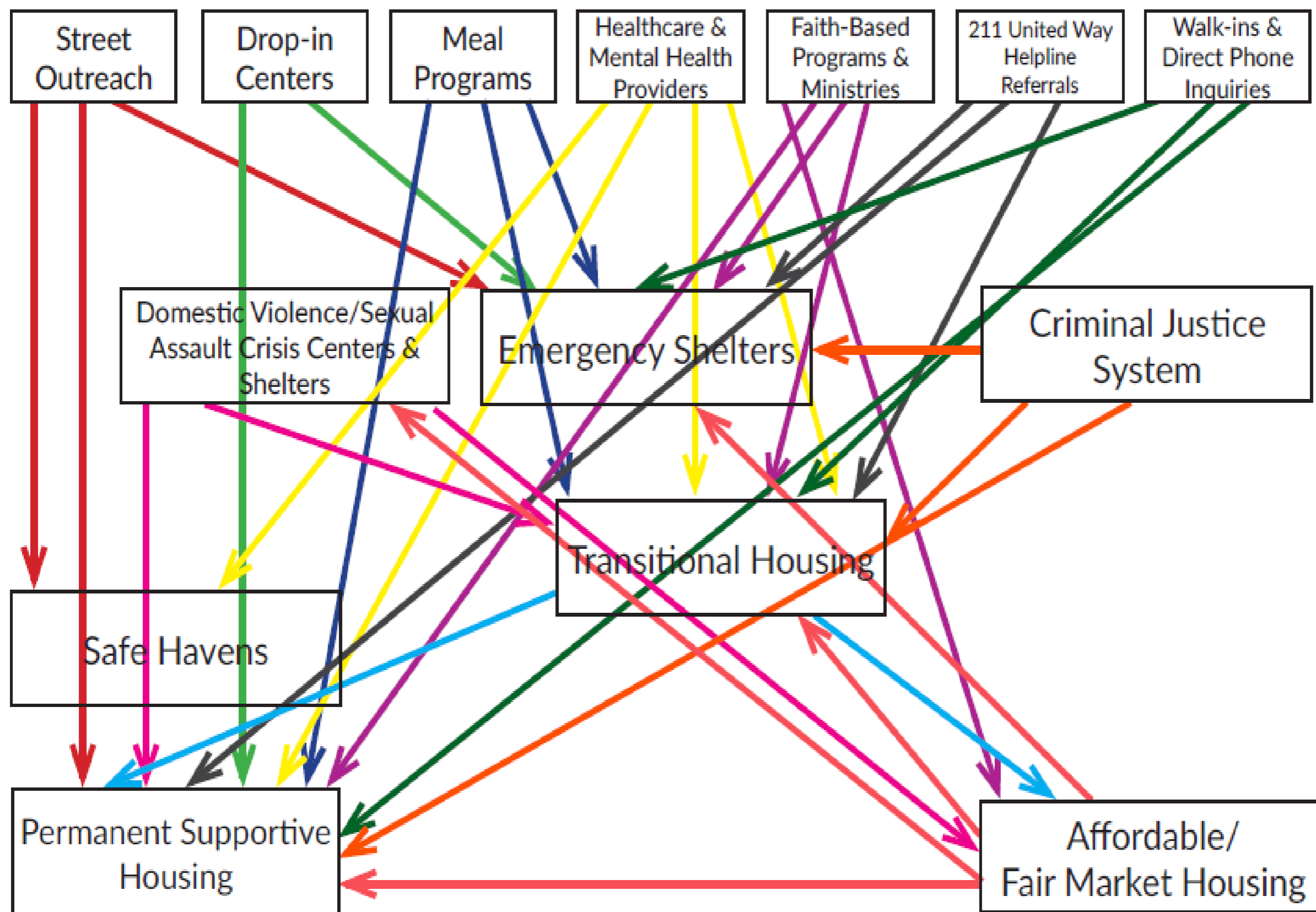


Homelessness

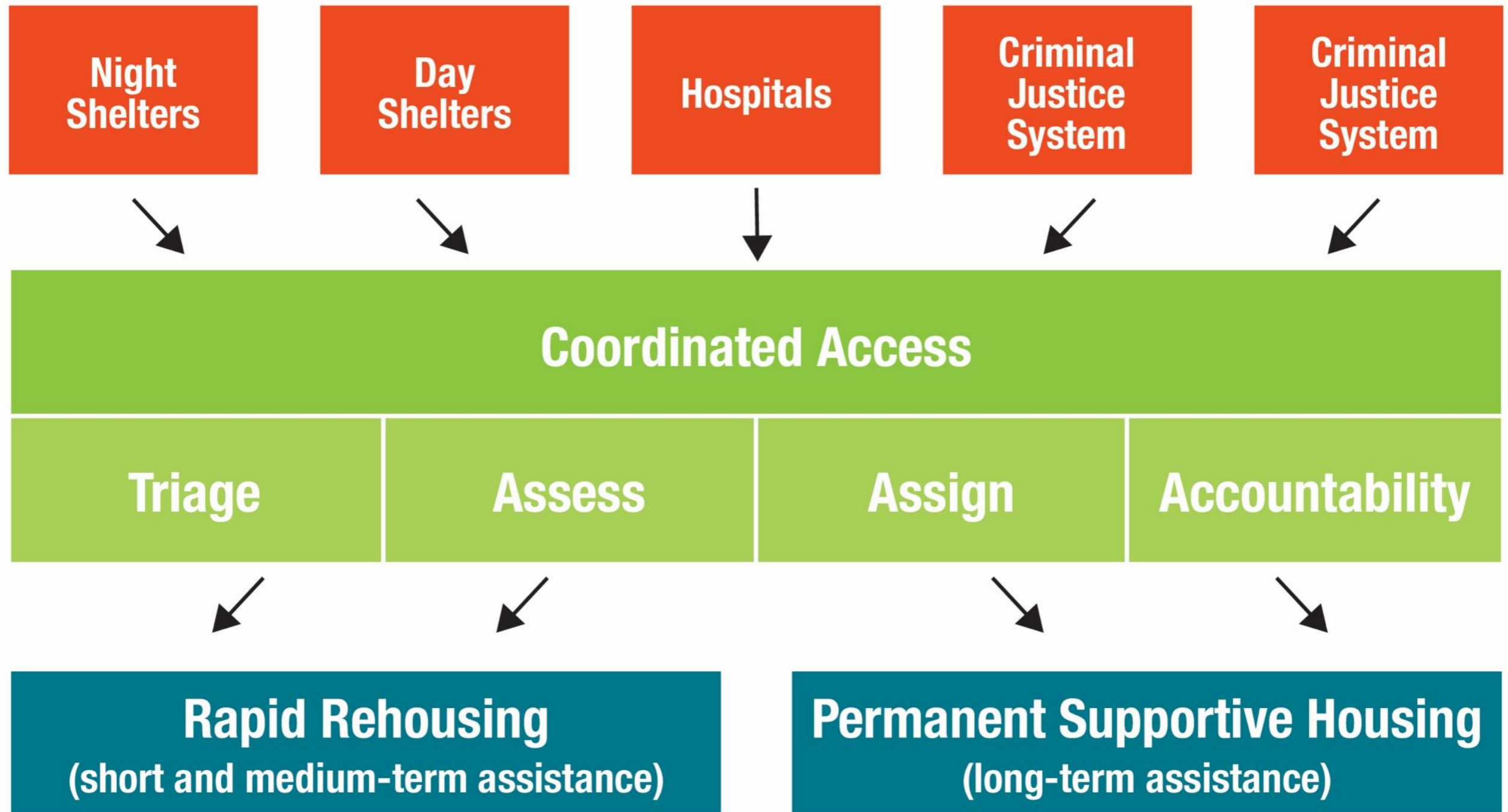
Reductions in Homeless Populations 2011-2015



Old System



New System



BIG IMPACT

4,318 Homeless Veterans

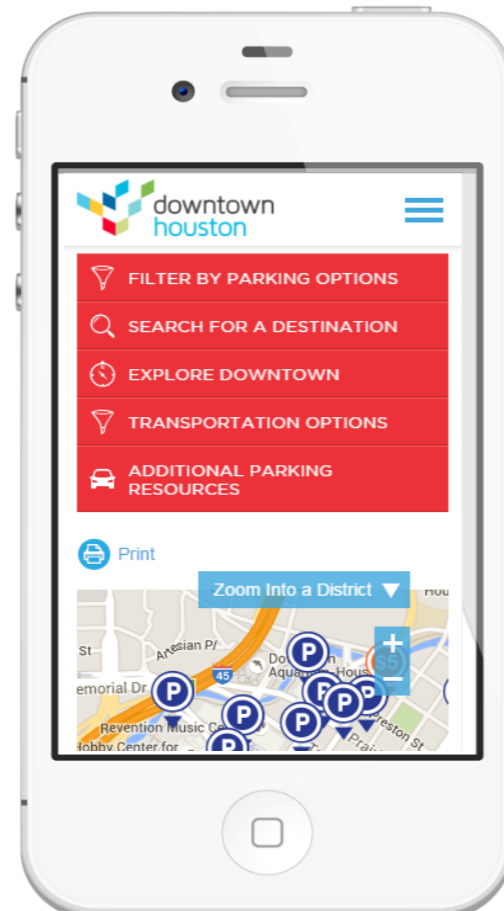
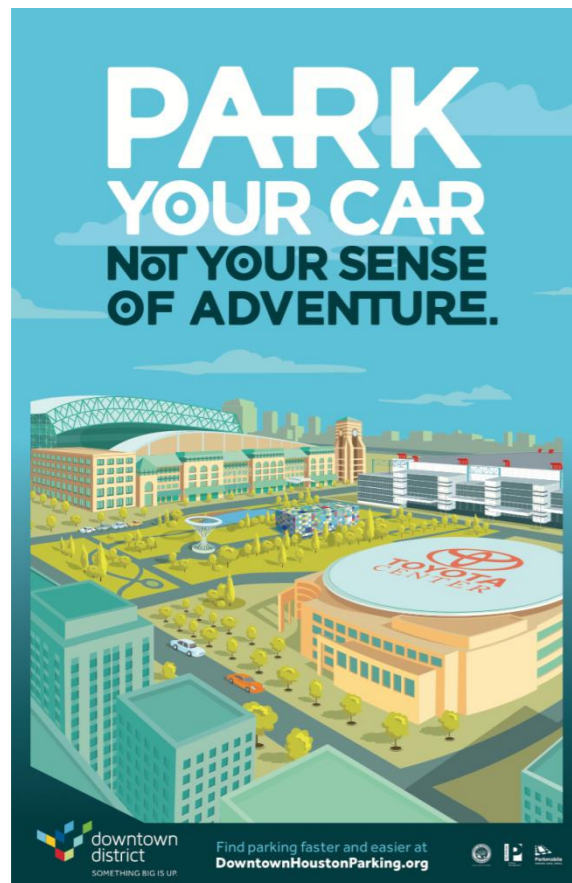
3,028 Chronically Homeless Individuals

685 persons in Homeless Families

Permanently Housed

Downtown Parking

- Interactive map
- Digital ads
- Search engine marketing
- Include parking as call to action
- Market to stakeholders



Park Your Car.

Although there is a large supply of public parking Downtown, it still can be confusing, even for us Downowners. So, we hope this new interactive parking map will make it faster and easier for you to find a spot. Remember, there are always affordable options-- you may just need to walk a few blocks to your destination. Also, on-street parking is free after 6 pm Monday through Saturday and all day Sunday. Be sure to check out our parking tips in the additional resources section below and to watch our [demo](#), both of which will help make you a Downtown parking expert!

FILTER BY PARKING OPTIONS

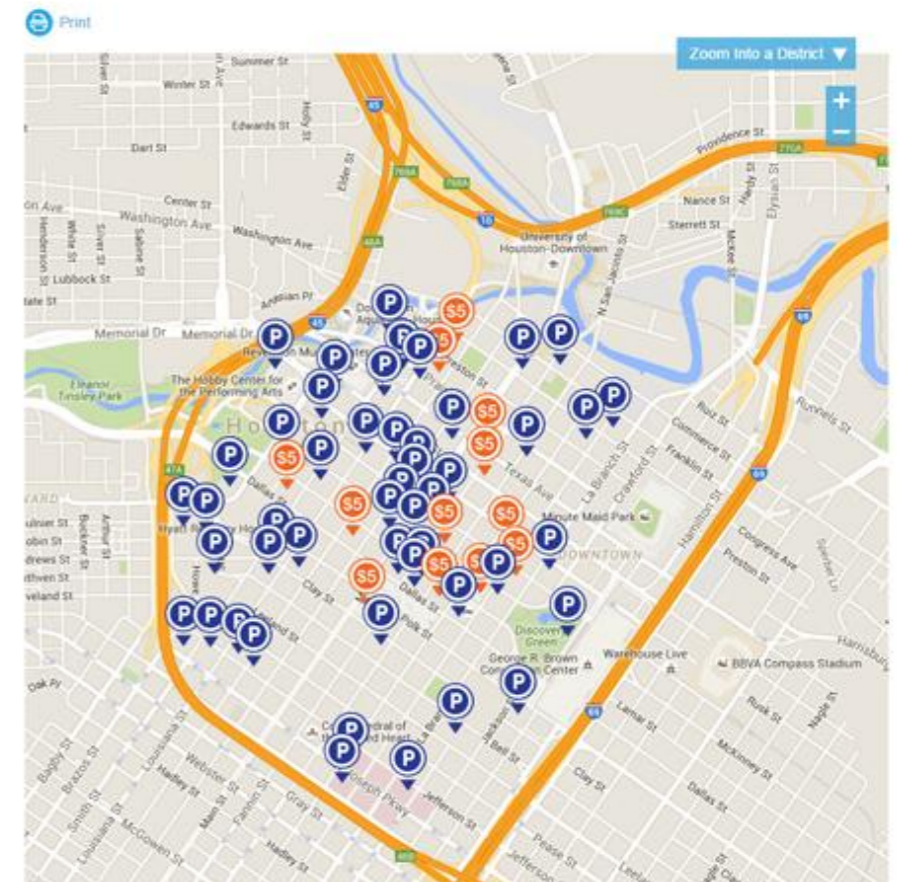
Click on icons or streets for rates and hours.

- Garage
- Surface Lot
- Street
- Discount Garage (Evening/Weekend)
- Valet Parking

SEARCH FOR A DESTINATION

Let us know where you're headed and when, and we'll show you the best places to park.

Enter an address or destination name



Downtown Houston Parking
Park Your Car, Not Your Social Life
Find Downtown Houston Parking Now!
downtownhouston.org/Parking



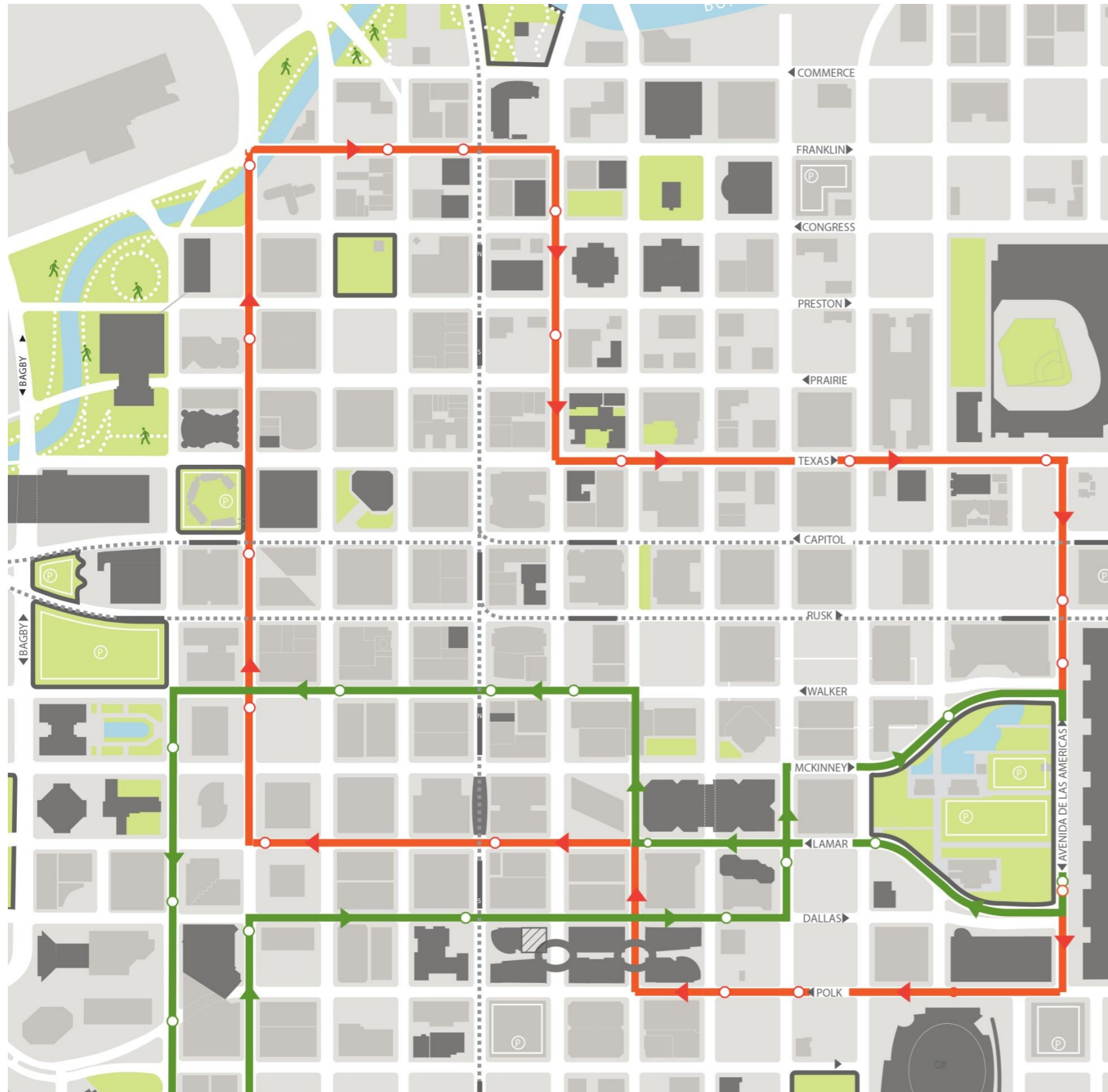




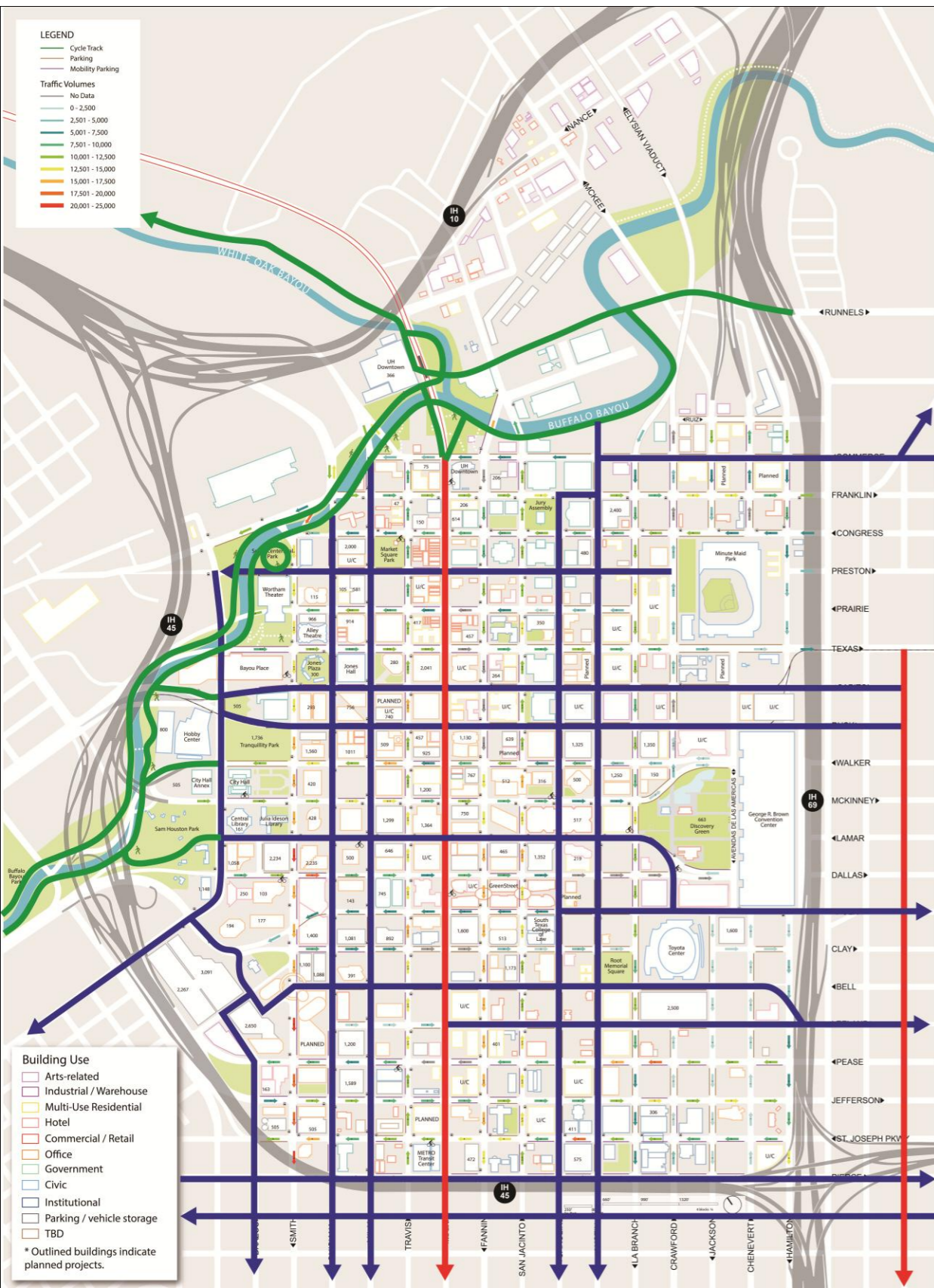
METRO's Transportation Network



Greenlink Expansion



Cycle Track Network



New north/south connections

- Milam / Louisiana
- Brazos extension to Midtown

New east/west connections

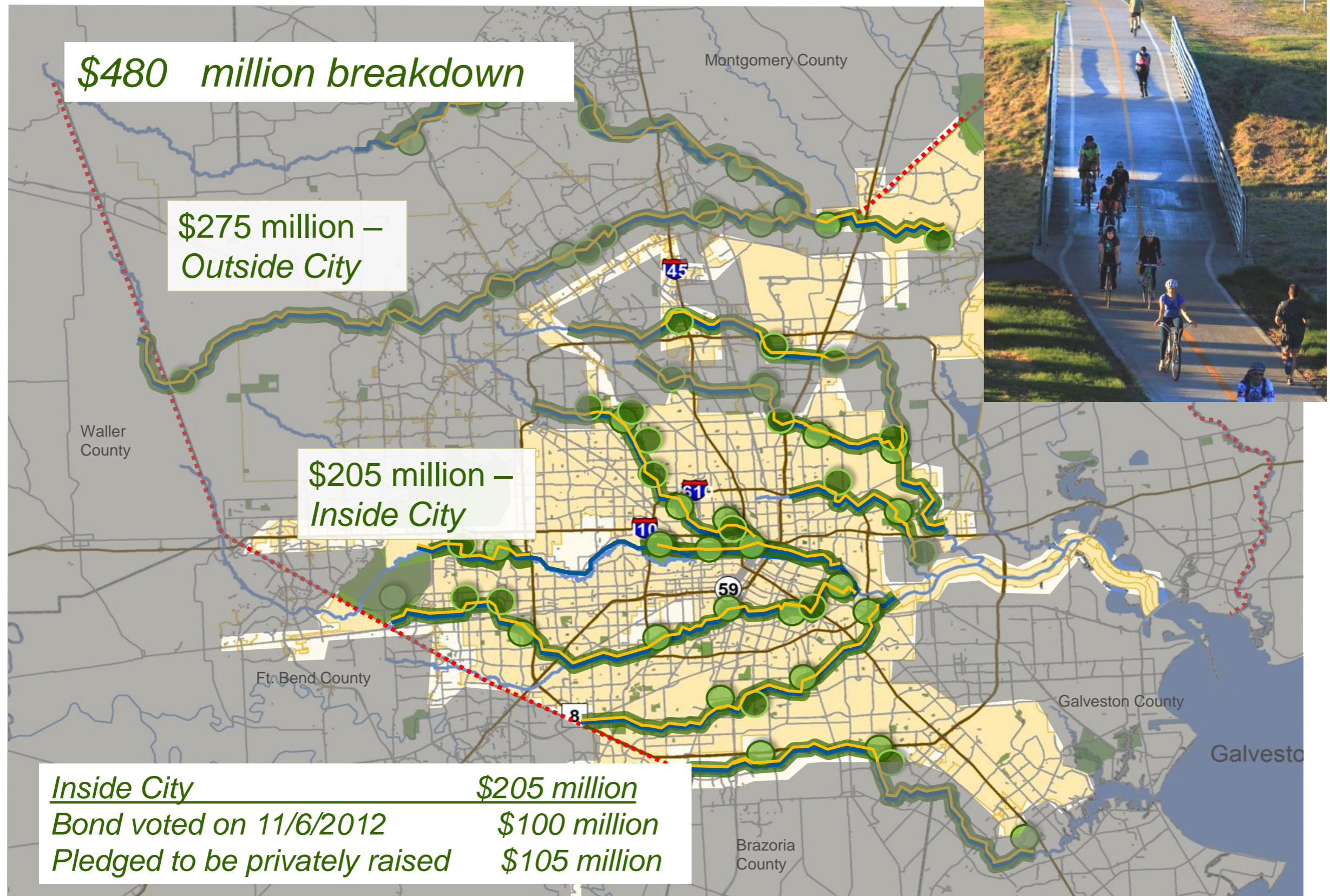
- Preston / Commerce
- Capitol / Rusk
- Pierce / W. Gray



Austin & Leeland **Future**



Bayou Greenways



Buffalo Bayou Improvements



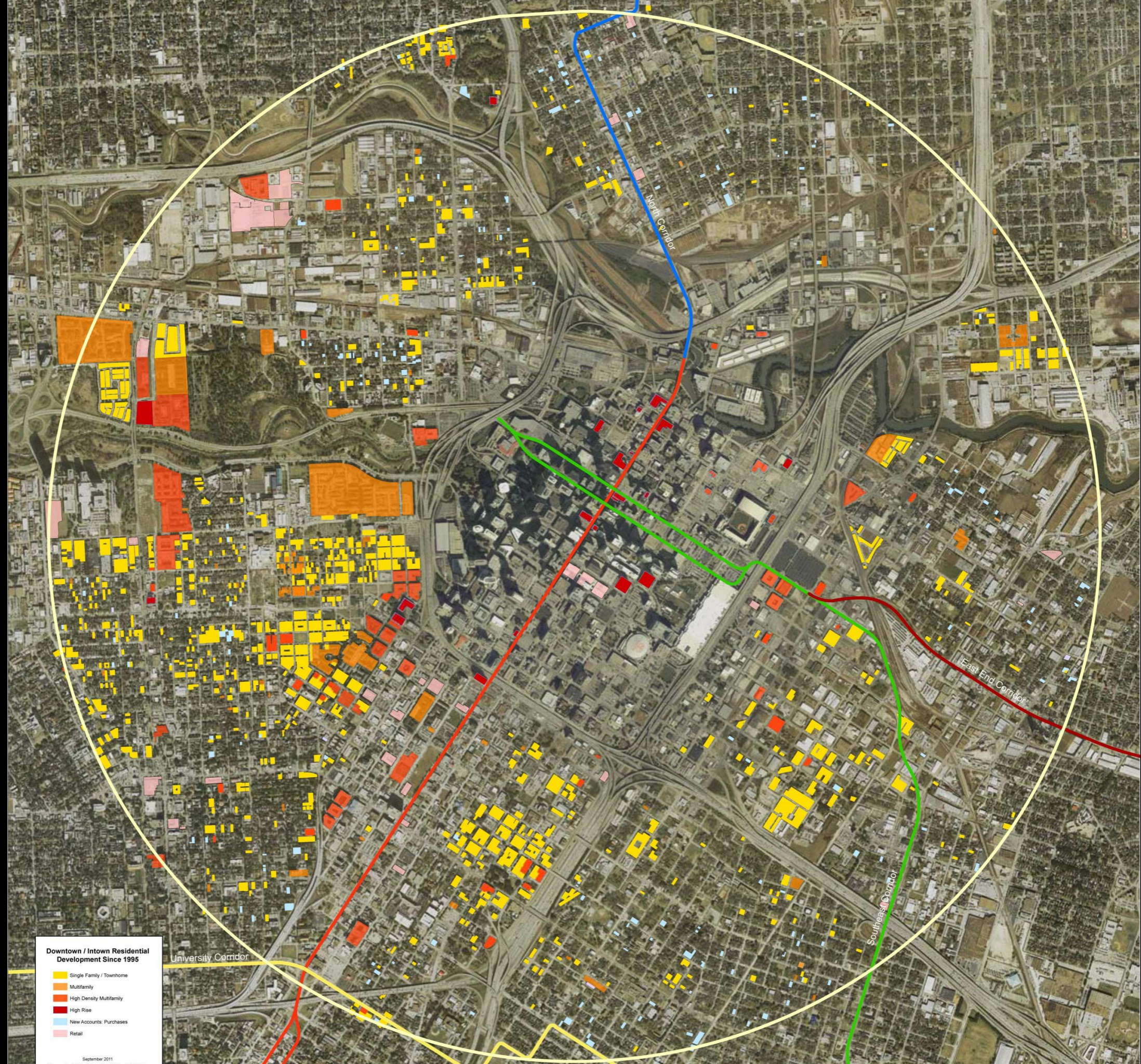


Allen Parkway Before



Allen Parkway After



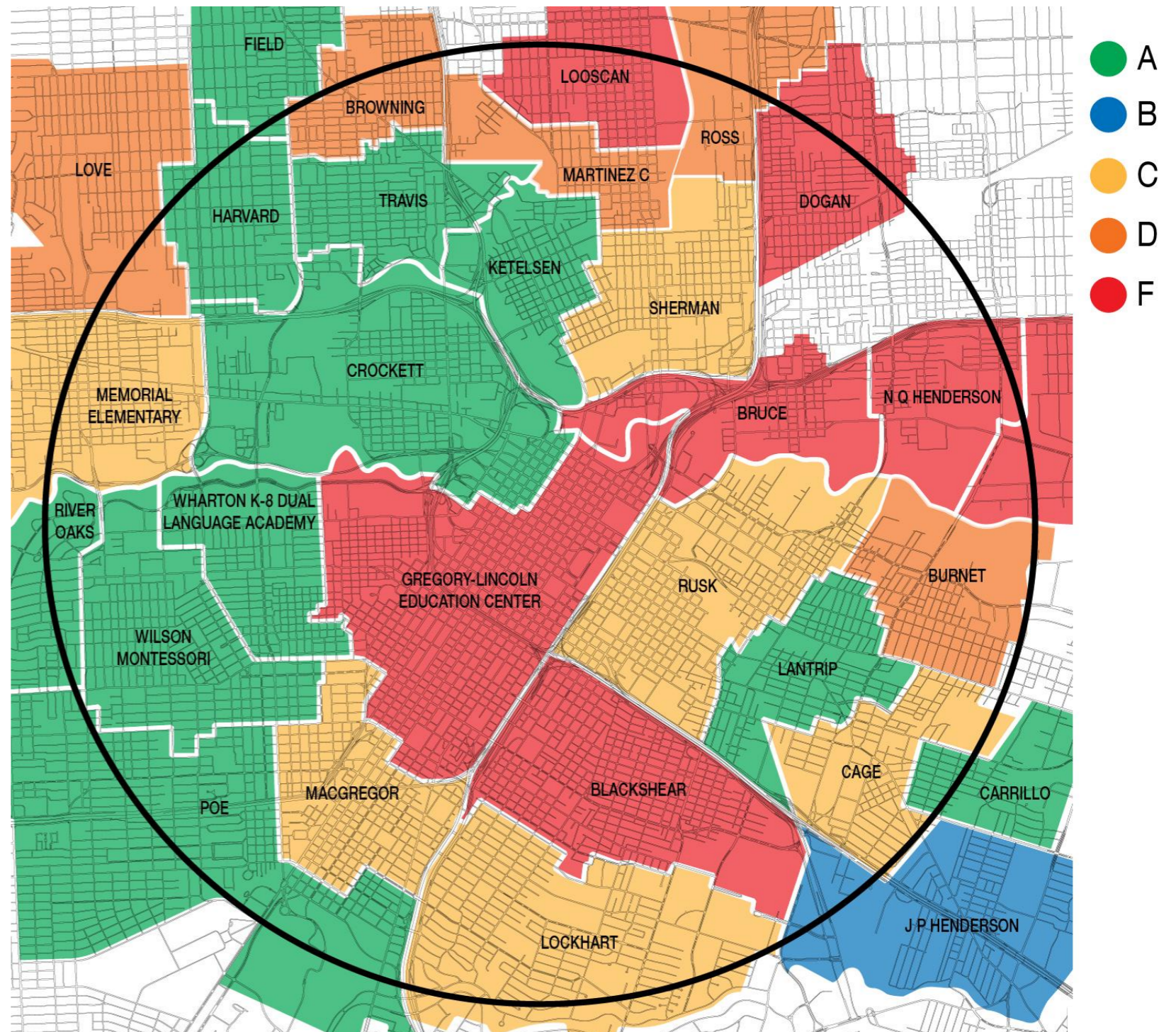


Living Central



Education Options

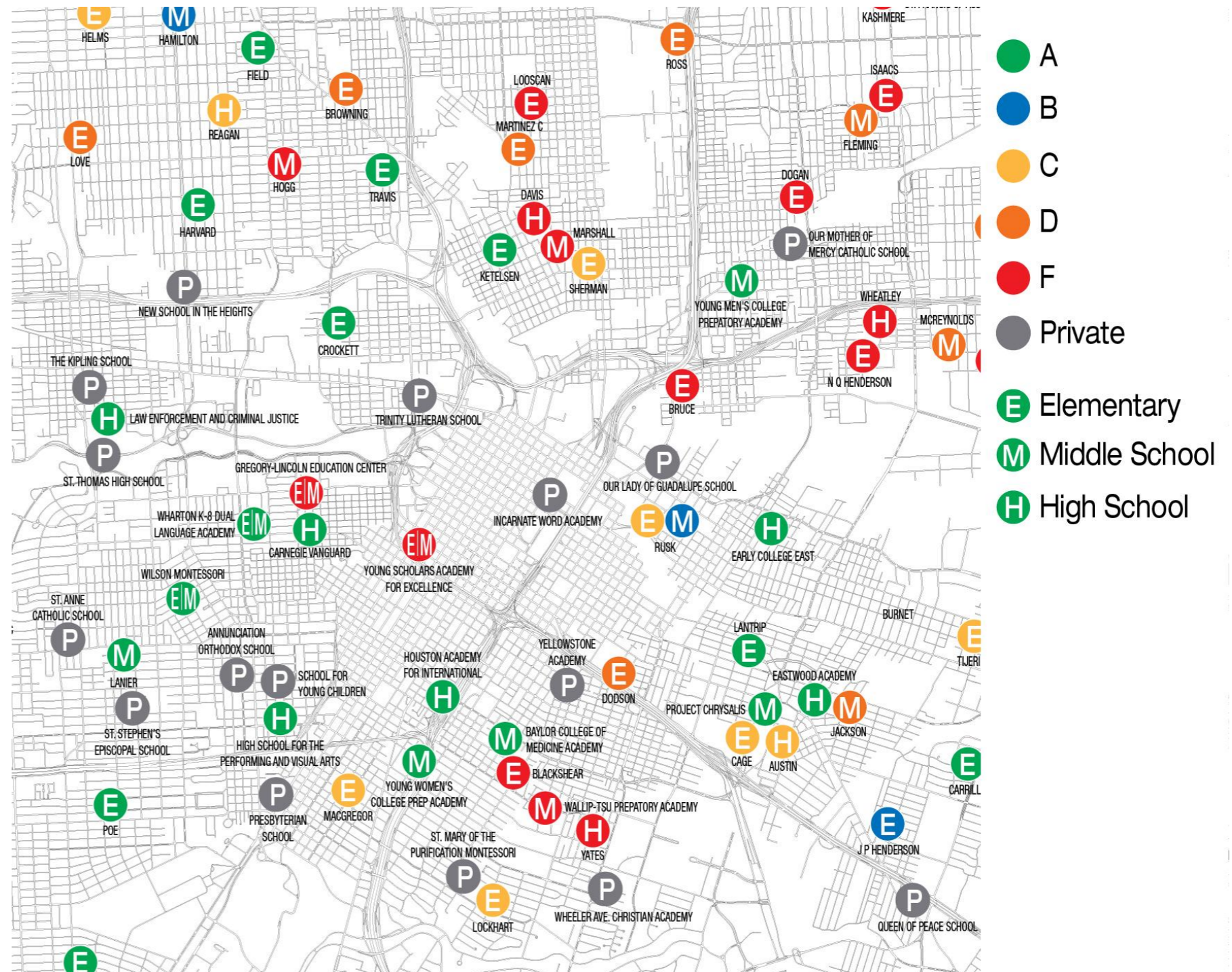
- Central neighborhoods offer good education options
- Rather than fix a problem, we can build upon what exists
 - 40 public/charter schools
 - 24 private schools
 - Early childcare – high school



Education Options

Steering Committee

- Downtown
- EADO
- East End
- Fonde Park area
- Midtown
- Fourth Ward
- Montrose
- North Montrose
- Washington Avenue
- Heights
- Greater Northside
- Fifth Ward
- Third Ward
- University Oaks



HSPVA



A Vision For 2025

A V I S I O N F O R 2 0 2 5

Houstonians have always sensed that their city is destined to make a lasting impact on the world. This is Houston's moment to define that impact – to not only grow, but to grow well and to continue the transition from a large Texas city to a world-renowned metropolis defined by its Downtown and central city.

Downtown will nurture and enhance its essential assets – a density and diversity of buildings, people, and economic activity – to achieve the levels of opportunity, creativity and prosperity enjoyed by the world's great cities. Global commerce will thrive in its office towers, shops will line its streets and celebrations will enliven its civic spaces.

There will be diverse neighborhoods for many residents who will choose Downtown to live, raise their families and retire.

Great design will define private development and public places. A rich mixture of economic activities will complement appealing urban open spaces. Effective public services and

transportation choices will serve all Houstonians.

And if Houston's qualities of openness, entrepreneurial energy, family and friendliness permeate this transformation, then Downtown will become a place for the rest of the world to emulate. Opportunities will multiply, creativity

will flourish, and Houstonians will enjoy mingling with countless fellow citizens from across the globe.

Over the next twenty years, this vision for Downtown will guide our public policies, private investments, civic improvements, and individual actions.

THE END RESULT WILL BE AN ENDURING MODEL OF OPEN, DYNAMIC, AND EQUITABLE URBANITY THAT DISTINGUISHES HOUSTON AS ONE OF THE WORLD'S GREAT CITIES.



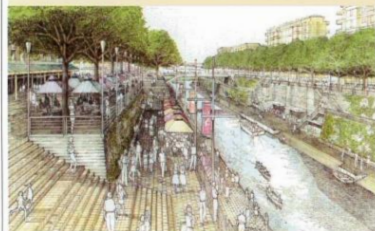
Above: New civic park on the east side of Downtown

Center of the Region's Public Life: Spaces and Services

Houston's quality of life will receive nourishment from public spaces and services offered Downtown. Buffalo Bayou, through flood control projects and new park spaces described in the *Buffalo Bayou and Beyond* plan, plus improvements to I-45, will become a green recreational corridor; urban waterfront; and central amenity for development. Theater District expansion and a "Waterview District" to the east. Enhancement of existing parks, plazas and green spaces will create compelling focal points for recreation, reflection and civic activity. New open spaces and landscaping, including a major new park in front of the convention center, will beautify the southern and eastern portions of Downtown and encourage development.

Similarly, a wide array of public services will create opportunities for personal growth and assistance for Houston's diverse population, and well-designed government and health-care campuses will provide efficient service delivery. At the same time, Downtown will offer affordable and convenient retail, services and amenities for its own residents and those from surrounding neighborhoods.

Below: Proposed North Canal, centerpiece of the Waterview District © Thompson Design Group, Inc. rendering: Kevin Wilson



Above: A redesigned I-45 will improve access and allow the bayou parkway to extend into Downtown © Li Ronghui, courtesy of SWA Group

Connected and Convenient

Downtown will address mobility across a variety of dimensions. To ensure convenient regional access, Downtown will enhance its excellent base of radial highways and transit service. Freeway and toll road access will improve through projects that are sensitive to adjacent neighborhoods. The Main Street light rail line will extend northwards and, ultimately, a new east-west line will traverse Downtown via subway. An intermodal center on Downtown's northern periphery will be a major transit hub.

Local access and circulation within and around Downtown will improve as well. New thoroughfares, including conversion of an existing railroad right-of-way, will serve new development in the northern end of Downtown. New streets and enhanced design will strengthen connections to adjacent neighborhoods. Visitors will benefit from additional convenient parking facilities. And Downtown will encourage alternative modes of transportation through expanded facilities and services for pedestrians, bicycles, and taxis.

Below: New cultural park modeled on Chicago's Millennium Park if studies show Texas and Prairie can be modified and garage access improved when I-45 is rebuilt in 10 – 20 years.



A Lively, Vital and Prosperous Place

A new development paradigm will take hold Downtown. New medium-density residential neighborhoods will flower in underdeveloped sectors. High-rise residences will complement office towers and civic landmarks in core areas, while historic mixed-use districts will create intimate destinations. A variety of price ranges will appeal to a wide market.

Active sidewalks will be a key draw for new residents, workers, and visitors alike. Street-level retail stores and displays will provide an interesting environment along key corridors. Pedestrians will benefit from comfortable and well-maintained sidewalks.

Left: New mid-rise residential neighborhood

Another source of urban energy will come from an expanded roster of attractions and community venues.



Above: Mixed-use, high-rise residential on Main Street

Enhancements and expansions of the Theater District and Convention and Sports District will solidify these



Above: Historic areas such as Prairie Avenue can augment our major attractions

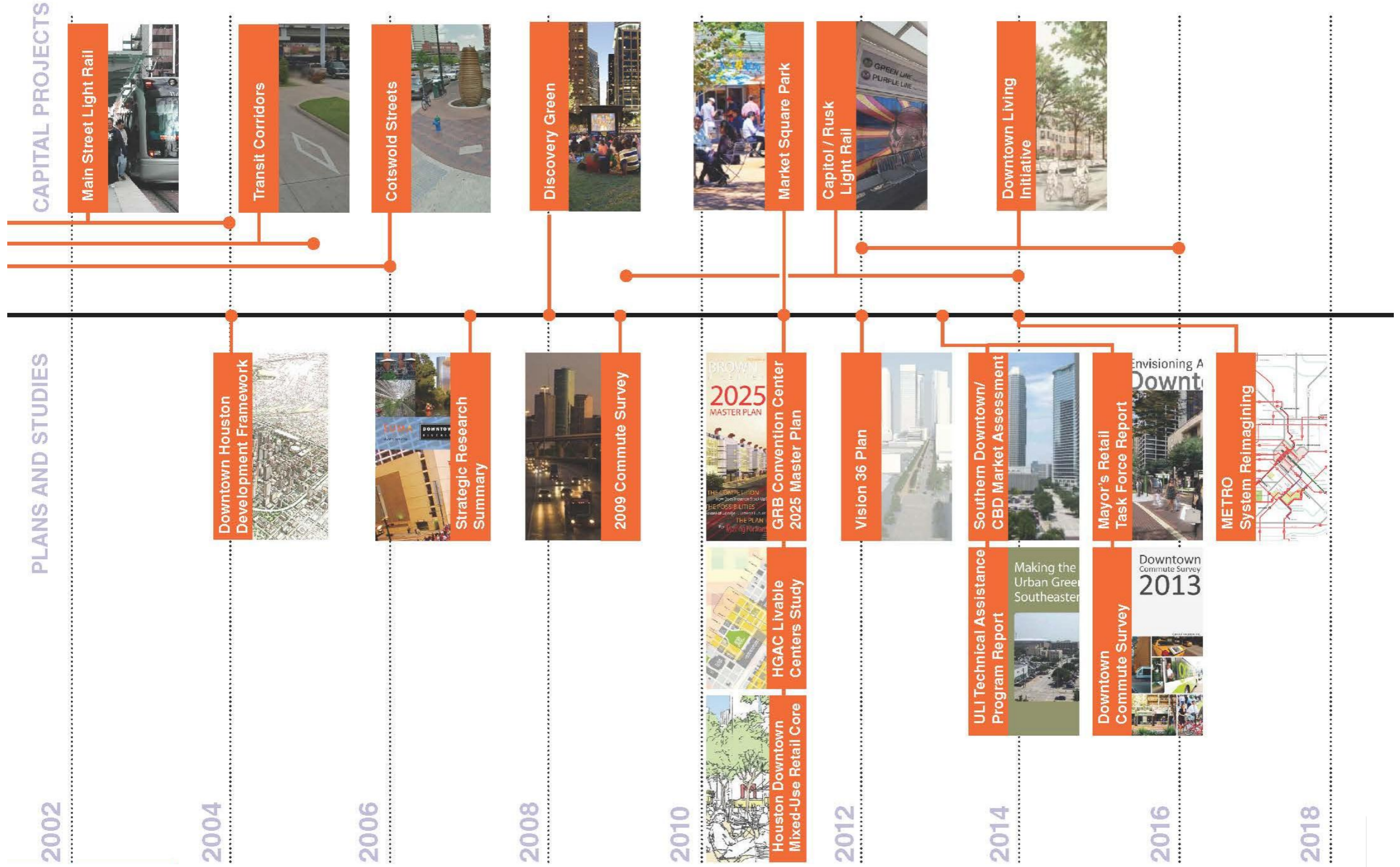
leisure-time anchors, while educational, religious, and smaller-scale cultural venues will add new texture and flavor that will appeal to all Houstonians, especially during daytime.

Finally, as the longtime engine of Downtown, the office market will continue to be of vital importance. Though Downtown's current outstanding office buildings can accommodate a great deal of added economic activity, new office development, largely located adjacent to the tunnel and skywalk system, will provide even more options. Companies will thrive in an open and entrepreneurial environment that fosters the clustering of key industries and global connections, keeping Houston a world leader in commerce and innovation.

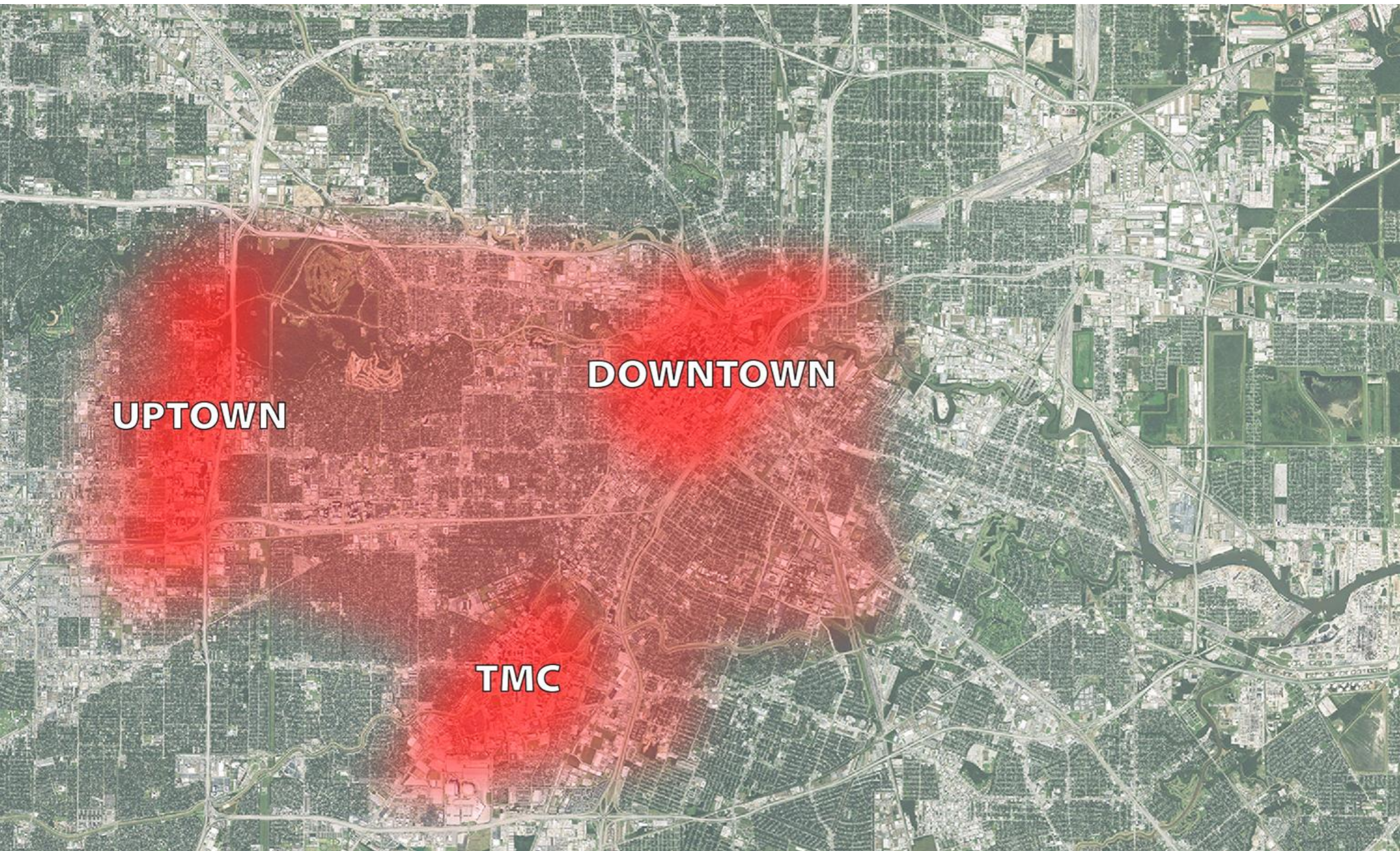
Right: Downtown must re-establish a critical mass of retail



Capital Projects **Plans & Studies**



Central City **Vision Plan**



High Speed Rail Project

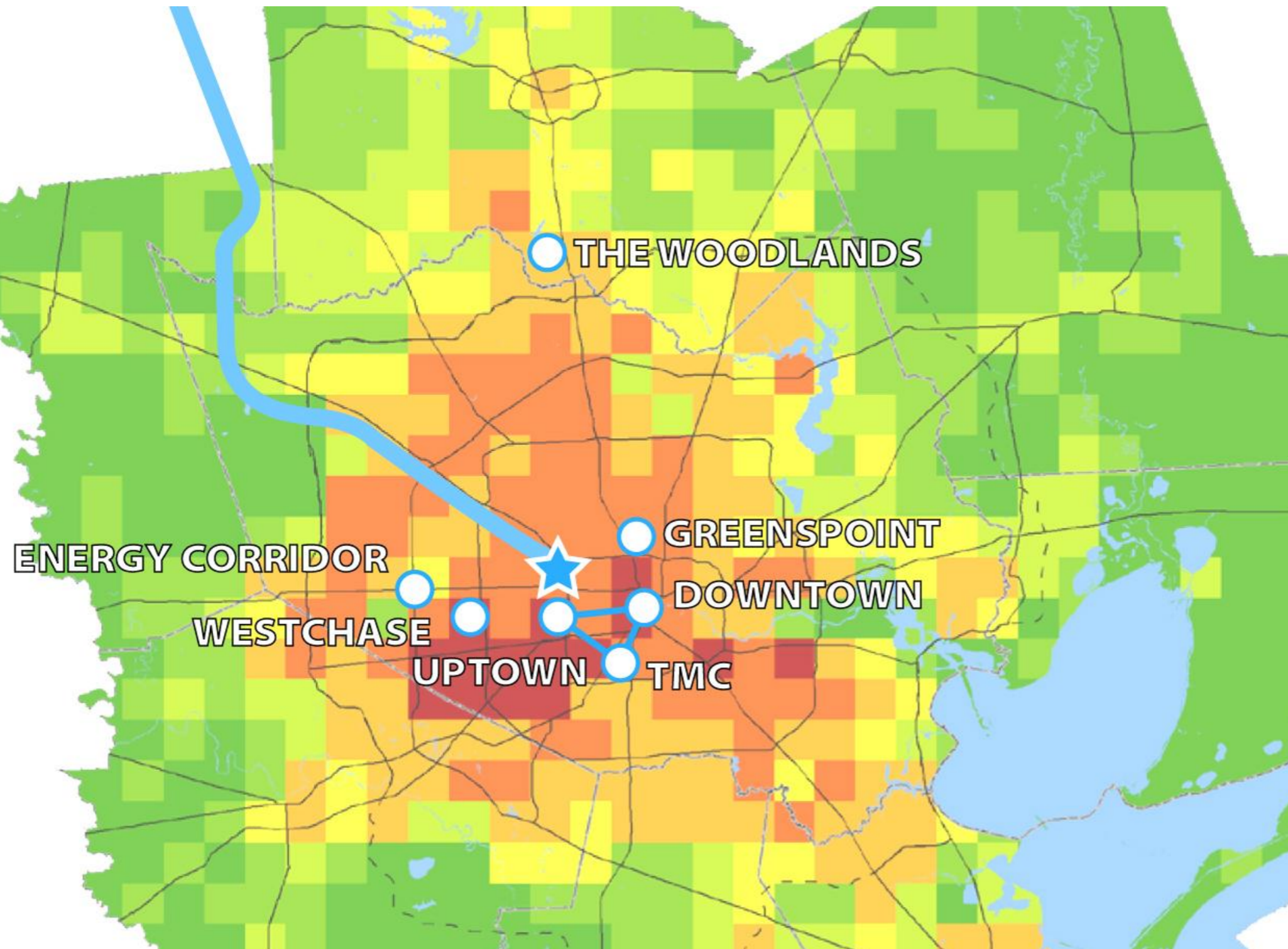
- U.S. - Japan High Speed Rail venture + Texas Central Partners
- Privately funded railroad project
- Five years of planning: viable project connecting Houston/Dallas
- Targeted service date: 2021
- Development capital: \$400 million
- Total project: \$10-12 billion



High Speed Rail Project

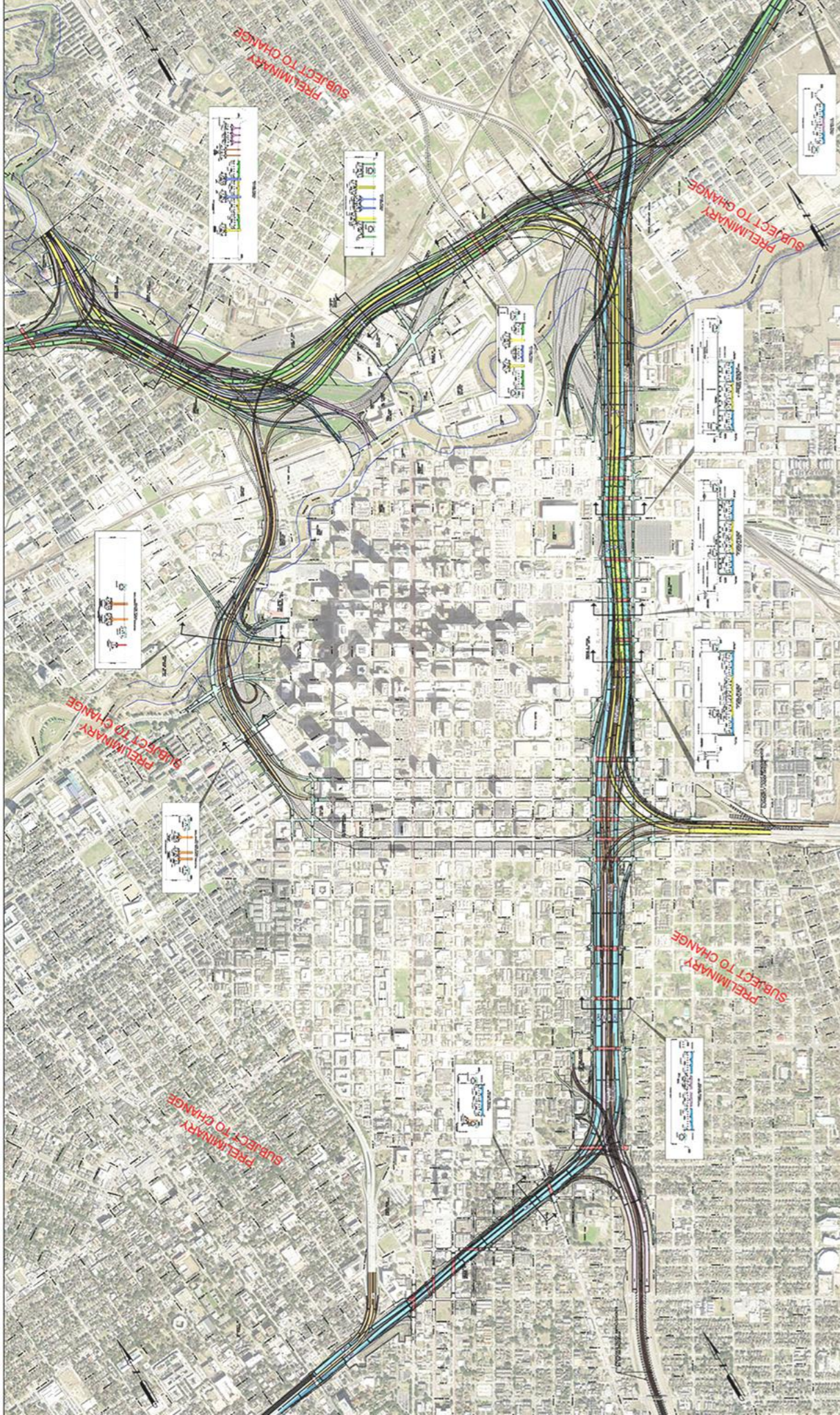


High Speed Rail Project



North Houston Highway Improvement Project

- TXDOT's 24-mile, \$6.5 billion project
- Three project segments from Beltway 8 to Spur 527
- 5-year planning process with high involvement
- Late 2016 Public Hearings and Draft Environmental Impact Statement

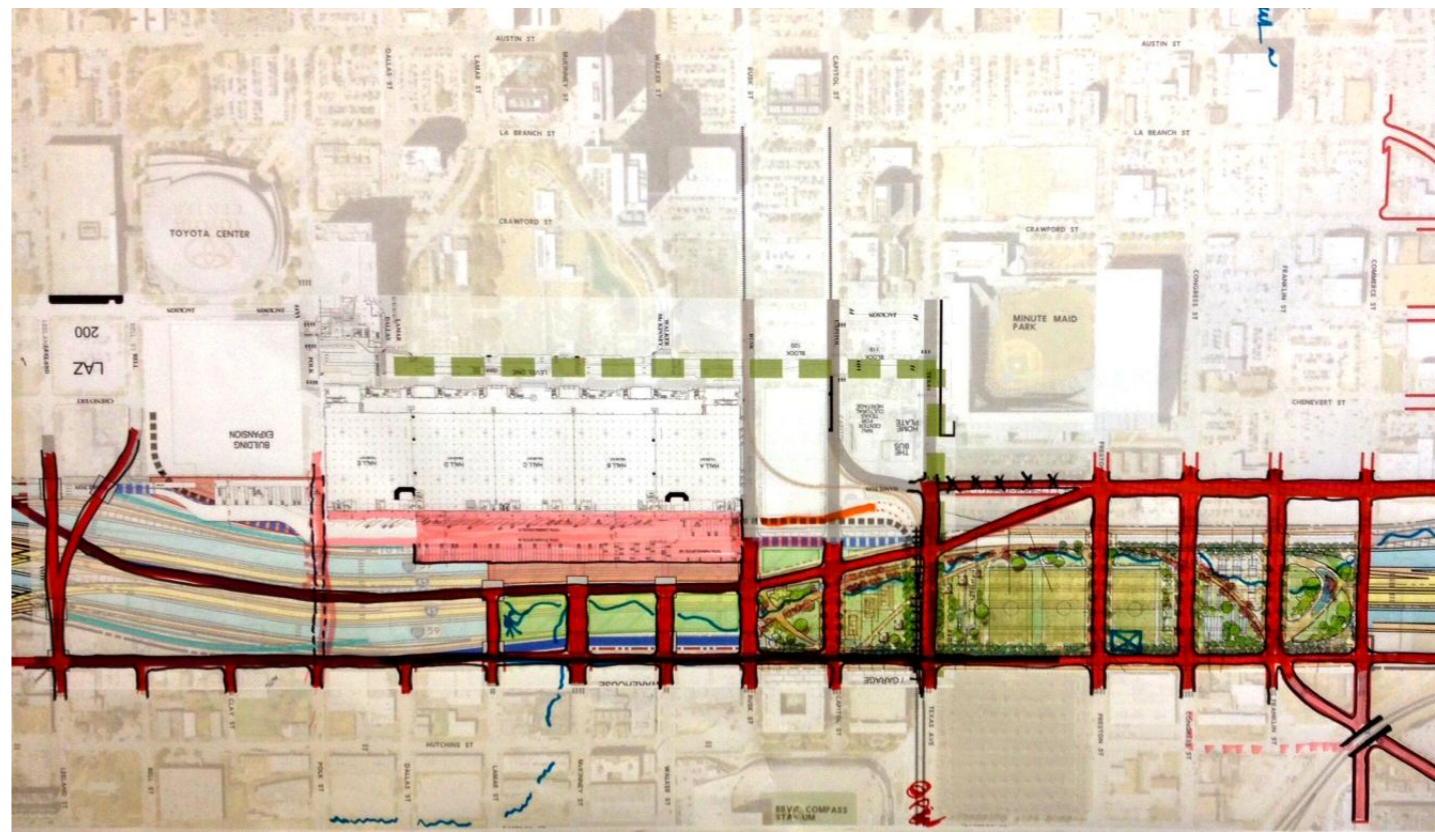


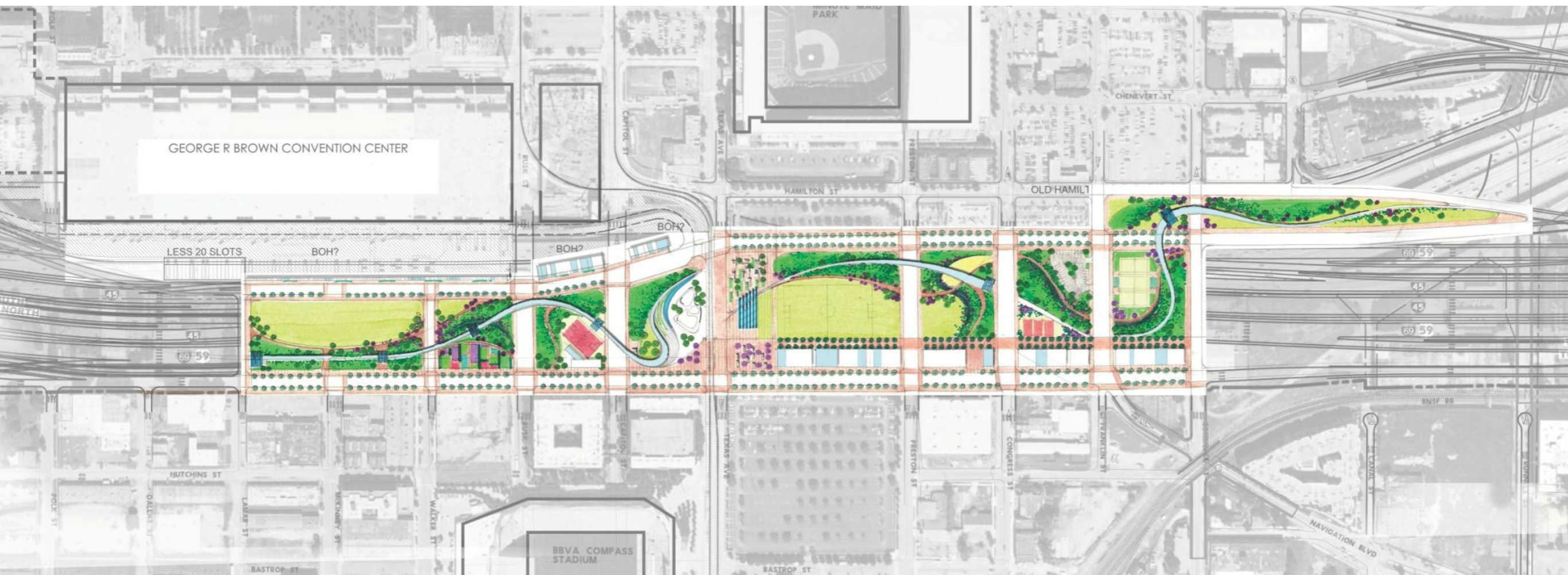
Street Alignment & Connectivity

- Overall highway realignment planning coordinated with City streets (existing and future)
- Coordination with major stakeholders: UH-D, Bayous, GRB Convention Center, EaDo



Highways & Open Space Plans





Big Events **NCAA Final Four**



Big Events **Super Bowl LI**



